



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: November 13, 2025
Kade Peck	TIME: 6:00 p.m.
R2PC Planner	PLACE: 5 th 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 August 14, 2025, meeting minutes [**ACTION**] 3
4. Approval of agenda
Approval of the September 11, 2025, meeting agenda [**ACTION**]
5. Request(s) for review, comment, and recommendation
 - a. Consideration of township zoning amendment(s) –
(1)CZ | #25-24 | Leoni Township Rezoning Application [**ACTION**] 5
(1)CZ | #25-25 | Leoni Township Rezoning Application [**ACTION**] 7
(1)CZ | #25-26 | Leoni Township Zoning Text Amendment [**ACTION**] 40
 - 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 - Communications Tower.....57
7. Public comment [**2 MINUTE LIMIT**]
8. Commissioner comment
9. Adjournment

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

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MEETING MINUTES

October 09, 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; Ms. Mary Wolcott, At Large; Mr. Jim Minnick, Jr., Industrial and Economic Representative; Mr. Ted Hilleary, Education Representative; Mr. Kurt Cole, Environment

Members Absent: Ms. Pat Gallagher, At Large; Mr. Russell Jennings, At Large.

Staff Present: Mr. Kade Peck, Planner.

Others Present: None.

Item 1. **Call to Order and Pledge of Allegiance.** Comm. Hawley called the meeting to order at 6:00 p.m. Those in attendance rose and joined in the Pledge of Allegiance.

Item 2. **Public Comment.** None

Item 3. **Approval of Minutes.** Comm. Minnick made a motion, seconded by Comm. Hilleary, to approve the October 9, 2025, meeting minutes. *The motion was approved unanimously.*

Item 4. **Approval of the Agenda.** Comm. Wolcott made a motion to approve the agenda for November 13, 2025, seconded by Comm. Kennedy. *The motion was approved unanimously.*

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

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

(1) **CZ | #25-23 | Summit Township**

Staff referred to a report regarding a rezoning request for a parcel rezoning in Summit Township for 000-13-16-426-057-00. The proposed rezoning is changing the parcel from Office (O-1) to Commercial (C-1).

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

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

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

Item 6. **Other Business.**

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

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

Item 8. **Commissioner Comment.**

Commissioners discussed the need for updating master plans for the municipalities within Jackson County and asked staff how many municipalities within Jackson County are behind on their master plan updates.

Item 9. **Adjournment.**

Comm. Minnick, Jr. made a motion to adjourn, supported by Comm. Kennedy.
Commissioners approved the motion unanimously.

The meeting adjourned at 6:28 p.m.

Respectfully submitted by:

Kade Peck, Recording Secretary



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COORDINATED ZONING REPORT | #25-24

To: County Planning Commissioners

From: Kade Peck, R2PC Planner

Date: November 13, 2025

Proposal: **Rezoning parcel 000-09-20-452-001-00, of 172.98 acres off of Hawkins Road in Jackson County, Leoni Township from Open Space Development (RS) to Heavy Industrial (M).**

Request

The subject property is proposed for rezoning to heavy industrial (M) from Suburban Residential (RS).

Purpose

The Rezoning Worksheet Form states that the purpose of the proposed change is to have ingress and egress for an industrial park.

Location and Size of the Property

The parcels proposed for rezoning is located in the Southeast section of Leoni Township. The subject parcel is 26.99 acres and is currently zoned Residential (RS).

Land Use and Zoning

Current Land Use – The property is currently vacant. The North and West is residential. The South is agricultural. The East is a Commercial Golf Course.

Future Land Use Plan – No mention of future land use on submitted documents.

Current Zoning – The property is zoned Residential. The North and West is Residential. The South is Agricultural. The East is Commercial.

Public Facilities and Environmental Constraints

Water and Sewer Availability – No mention of water and sewer.

Public Road/Street Access – Hawkins Road and I-94 provide access to the road.

Environmental Constraints – None mentioned.

Analysis and Recommendation

Township Planning Commission Recommendation – The Leoni Township Planning Commission approved the rezoning at their October 2025 meeting.

JCPC Staff Analysis and Advisement – The proposed use has some issues, there is no mention that this fits into in the future land use of the site. Nearby zonings and uses do not fit with the zoning change. The proposed use of the site is reasonable, but once the zoning is changed any use that is allowed within heavy industrial would be potentially permissible in the future. The buffering will help with the site and lessening nuisances to nearby areas as well as the nearby highway access would be helpful for a larger development outlined. Staff recommends disapproval because of the issues outlined.

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 Leoni Township*



Jackson County Planning Commission

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COORDINATED ZONING REPORT | #25-25

To: County Planning Commissioners

From: Kade Peck, R2PC Planner

Date: November 13, 2025

Proposal: **Rezoning parcel 000-09-20-452-001-00, of 26.99 acres off of Hawkins Road in Jackson County, Leoni Township from Suburban Residential (RS) to Heavy Industrial (M).**

Request

The subject property is proposed for rezoning to heavy industrial (M) from Suburban Residential (RS).

Purpose

The Rezoning Worksheet Form states that the purpose of the proposed change is to have ingress and egress for an industrial park on an adjacent parcel.

Location and Size of the Property

The parcels proposed for rezoning is located in the Southeast section of Leoni Township. The subject parcel is 26.99 acres and is currently zoned Residential (RS).

Land Use and Zoning

Current Land Use – The property is currently vacant. The North and West is residential. The South is agricultural. The East is a Commercial Golf Course.

Future Land Use Plan – No mention of future land use on submitted documents.

Current Zoning – The property is zoned Residential. The North and West is Residential. The South is Agricultural. The East is Commercial.

Public Facilities and Environmental Constraints

Water and Sewer Availability – No mention of water and sewer.

Public Road/Street Access – Hawkins Road and I-94 provide access to the road.

Environmental Constraints – None mentioned.

Analysis and Recommendation

Township Planning Commission Recommendation – The Leoni Township Planning Commission approved the rezoning at their October 2025 meeting.

JCPC Staff Analysis and Advisement – The proposed use has some issues, there is no mention that this fits into in the future land use of the site. Nearby zonings and uses do not fit with the zoning change. The proposed use of the site is reasonable, but once the zoning is changed any use that is allowed within heavy industrial would be potentially permissible in the future. The buffering will help with the site and lessening nuisances to nearby areas as well as the nearby highway access would be helpful for a larger development outlined. Staff recommends disapproval because of the issues outlined.

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 Leoni 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: Leoni Township Case #: _____
Township official we may contact: Cindy Norris Phone #: (517) 936 - 2390
Applicant: Interstate Capital Development LLC Phone #: () -
Rezoning Request: From: Open Space (OS) To: Heavy Industrial (M)
Property Location: Section(s): 20 & 21 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"): 26.99 & 172.98

Please attach location map ☒ Yes ☐ No
What is the existing use of the site? golf course
What is the proposed use of the site? industrial site

What are the surrounding uses (e.g.: agriculture, single-family residential, highway commercial, etc.)?
North: residential/agricultural South: residential & agricultural
East: open space & residential mobile West: residential & agricultural

What are the surrounding Zoning Districts?
North: (RS) & AG South: (RS) & AG
East: (OS) & RM West: (RS) & AG

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

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

Please include any additional information or comments as an attachment.

ZONING AMENDMENT FORM

JACKSON COUNTY PLANNING COMMISSION (COORDINATING ZONING)



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

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

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

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

(ANSWER EITHER A or B)

A. DISTRICT BOUNDARY CHANGE (REZONING):

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

000-09-20-476-001-02 & 000-09-20-452-001-00

1. The above described property has a proposed zoning change FROM OS & RS ()

ZONE TO Heavy Industrial (M) ZONE.

2. PURPOSE OF PROPOSED CHANGE: for the development of an industrial park

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 Nov day 5 year 2025

D. NOTICE OF PUBLIC HEARING was published/mailed on the following date: month Oct day 21 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: The 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.

Pamela Trammell ☐ Chair or ☒ Secretary 11 / 6 / 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

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

PLANNING COMMISSION MINUTES
November 5, 2025

The Leoni Township Planning Commission held a meeting Wednesday, November 5, 2025 @ 6:00 p.m. 913 Fifth Street, Leoni Township Meeting Hall, Michigan Center, Michigan.

Meeting opened to call of the Chair: 6:01 pm

Members Present: Connie Gibson, Judy Southworth, Mickey Balance, Ron Kinch, William Miles, Cody Lester and Bob Pickett

Members absent:

Persons in attendance: 75

Pledge of Allegiance

Motion by W. Miles supported by C. Gibson to approve the November 5 agenda as written.

Motion adopted by voice vote

Motion by C. Lester, supported by W. Miles to approve the October 15 minutes as written

Motion adopted by voice vote

Public Comment: **Open at 6:02 pm.**
 Closed at 6:27 pm.

PUBLIC HEARING:

1. 000-09-20-452-001-00
Hawkins Rd.
Interstate Capital Development LLC

000-09-20-476-001-02
5400 Lahinch Rd.
Interstate Capital Development LLC

DISCUSSION:

There were many people from the neighborhood who spoke their concerns about how the approval of this industrial park would affect their neighborhood and how they believed it was considered spot zoning and not in alignment with the Master Plan.

The Commission listened and discussed each of the comments and weighed them.

Motion by R. Kinch, supported by J. Southworth to approve the rezone for properties 000-09-20-452-001-00 and 000-09-20-476-001-02 to move forward to the Board of Trustees.

4 Yays: C. Gibson, J. Southworth, M. Balance and C. Lester

2 Nays: R. Kinch and B. Pickett

1 Abstain: B. Miles

Motion Carried

RESERVE:

1. Master Plan Finalization

DISCUSSION:

Public Comment: **Open at 6:29 pm.**
 Closed at 7:09 pm.

Motion by R. Kinch, supported by C. Gibson to adjourn the meeting at 7:36 PM.
Motion adopted by voice vote

Meeting Adjourned 7:36 pm.
Next meeting: December 3, 2025

Leoni Township Office

913 Fifth Street Michigan Center, Michigan 49254
PHONE: (517) 764-4694 FAX: (517) 764-1106
www.leonitownship.com

DATE OF APPLICATION: 07/31/2025 APPLICATION #: _____

APPLICATION FOR ZONING CHANGE or CONDITIONAL USE

TO: PLANNING COMMISSION, LEONI TOWNSHIP

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

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

Applicants Name: Interstate Capital Development, LLC Phone: 248-232-1942
Address of Property Involved: 5400 Trailer Park Dr, Jackson, MI 49201 Lohinch Rd
Legal Description of Property: See attached 000-09-20-476-001-02

The above property is presently zoned: OS - Open Space District
I wish the zoning to be changed from: OS - Open Space District to: M - Heavy Industrial District
I wish the boundaries to be changed from: _____ to: _____
I wish the change in the text from section: _____

The proposed use(s) and nature(s) of operation is/are: Industrial subdivision development comprised of multiple industrial buildings of various sizes. Industrial uses comprised of warehousing and manufacturing.

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

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

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

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

SIGNATURE OF OWNER/APPLICANT

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

By: _____ CHAIRMAN: _____
SIGNATURE

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

By: _____ CLERK: _____

SECTION 3.4 – PUBLIC HEARING FOR ZONING

The formulation and enactment of this ordinance is based upon the division of the Township of Leoni into districts in each of which are permitted specified uses which are mutually compatible uses.

3.4.1 Authority to Grant Zone Change:

The Township Board may, from time to time, on recommendation from the Planning Commission on its own motion amend, modify, supplement, or revise the district boundaries or the provisions and regulations herein establish whenever the public necessity and convenience and the general welfare require such amendment. Said amendment may be initiated by resolution of the Township Board, the Planning Commission or by petition of one or more owners of property to be affected by the proposed amendment. Except for the Township Board or the Planning Commission the petitioner requesting an amendment shall, at the time of application, pay the fee established by resolution of the Township Board, no part of which shall be returnable to the petitioner.

3.4.2 Data, Exhibits, and Information Required in Application:

An application for a zoning district change shall contain the applicants name and address in full, a statement that the applicant is the owner involved or is acting on the owner's behalf, the address of the property involved; an accurate survey drawing of said property showing the existing location of all structures thereon, the type thereon, the types thereof, and their uses; and a statement of supporting data, exhibits, and information.

3.4.3 Public Hearing:

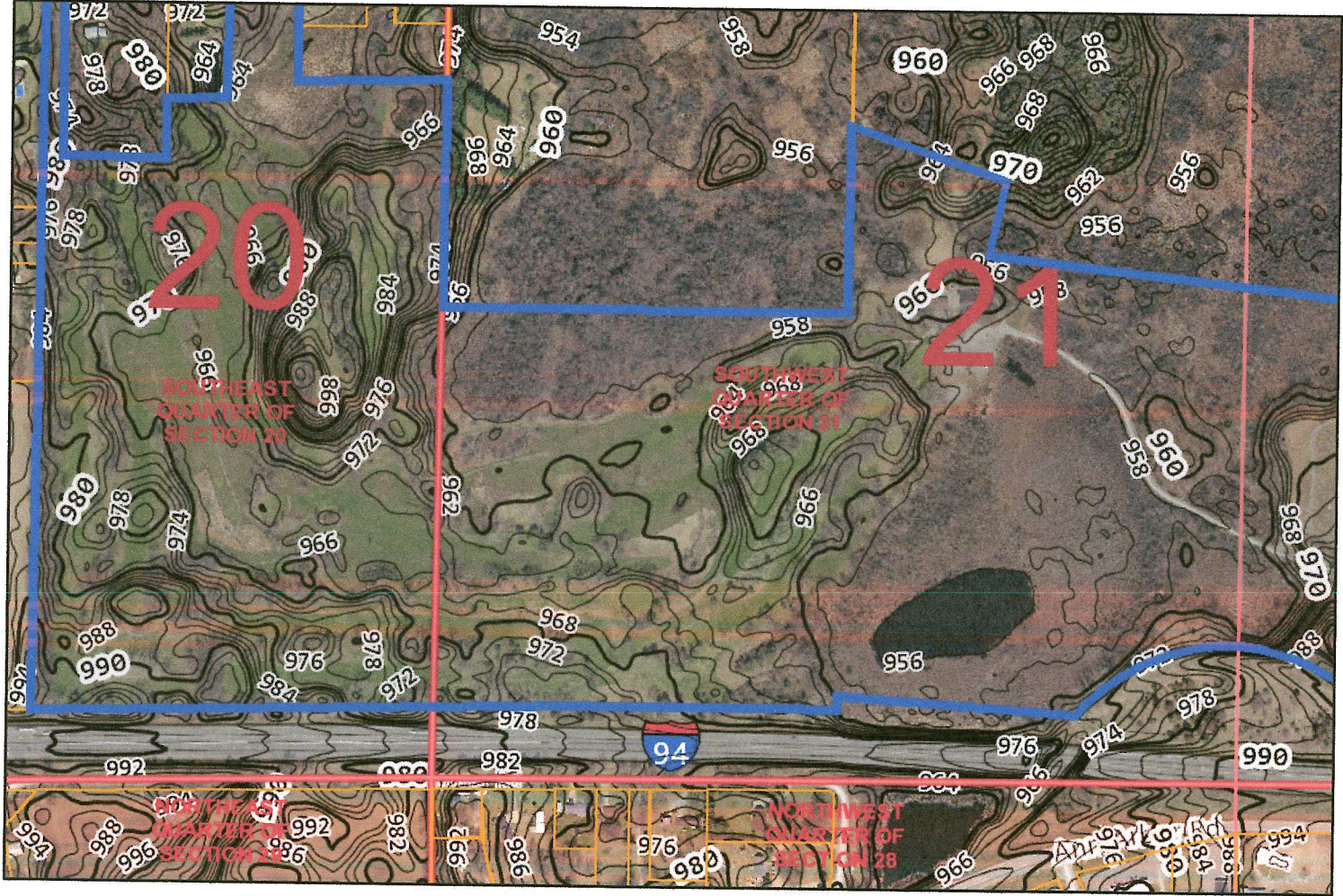
The Planning Commission shall hold a public hearing upon any application for a zoning district change, notice of which shall be by newspaper publication. The first publication shall not be more than 300 days or less than 20 days preceding the hearing. The publication shall be in a newspaper circulated within the Township. Notice of Public Hearing shall be sent at least ten (10) days prior to the hearing to the owner of the property in question, to all persons to whom any real property within three hundred (300) feet of the premises in question is assessed, and to the occupants of all single and multi-family dwellings, within three hundred (300) feet. The property in question shall be conspicuously posted at least ten (10) days prior to the hearing.

3.4.4 Approval, Grant of Zoning District Change:

Upon holding a public Hearing and finding that the requirements of subsections 3.4.2 through 3.4.3 of this Ordinance have been satisfactorily met by the applicant, the Planning Commission shall recommend approval or disapproval to the Leoni Township Board. The request then shall be submitted to the Jackson County Coordinating Committee for review. The Leoni Township Board shall review all the evidence and recommendations supplied to them by the Planning Commission and the Jackson County Coordinating Committee at their Township Board Meeting. At a public meeting, the Township board shall approve or disapprove the zoning request.

Legal Description Parcel #: 000-09-20-476-001-02

COM AT THE W 1/4 CORNER OF SD SEC 21 TH S1°20'59"W ALG THE W LN OF SD SEC 350.24 FT TO THE POB TH CONT S1°20'59"W ALG SD W LN 756.68 FT TH S89°44'41"E 1333.12 FT TO THE W LN OF THE E 1/2 OF THE SW 1/4 TH N1°19'54"E ALG SD W LN 620.12 FT TH S 70°49'26"E 549.10 FT TH S12°33'33"W 250 FT TH S83°31'01"E 1532.79 FT TO THE E LN OF THE W 1/2 OF THE SE 1/4 TH S1°21'03" W ALG THE E LN 1428.61 FT TO THE NLY ROW LN OF I-94 TH ALG A CURVE TO THE RT 110.98 FT SD CURVE HAVING A RADIUS OF 607.61 FT DELTA ANGLE OF 10°27'54" AND A CHORD OF 110.82 FT BEARING N64°38'24"W TH N59°24'29"W CONT ALG SD NLY LN 322.47 FT TH ALG A CURVE TO THE LEFT CONT ALG SD NLY LN 928.09 FT AS CURVE HAVING A RADIUS OF 647.96 FT DELTA ANGLE 82°04'0" AND A CHORD OF 850.77 FT BEARING S79°33'31"W TH S38°31'31"W CONT ALG SD NLY LN 16.87 FT TH N86°31'29"W CONT ALG SD NLY LN 775.06 FT TO THE W LN OF THE E 1/2 OF THE SW 1/4 TH S1°19'54"W ALG SD W LN AND SD NLY LN OF I-94 A DISTANCE OF 50.66 FT TH ALG A CURVE TO THE LEFT ALG SD NLY LN 1412.47 FT SD CURVE HAVING A RADIUS OF 31352.69 FT DELTA ANGLE OF 2°34'52" AND A CHORD OF 1412.35 FT BEARING N88°50'16"W TH S89°52'18"W CONT ALG SD NLY LN 1252.34 FT TO THE W LN OF THE E 1/2 OF THE SE 1/4 TH N1°20'50"E ALG SD W LN 2444.78 FT TO THE EW 1/4 LN TH N89°39'57"E ALG SD EW 1/4 LN 66 FT TH S1°20'50"W 600.26 FT TH N89°39'57"E 360.25 FT TH N0°20'03"W 200 FT TH N89°39'57"E 200 FT TH N0°20'03"W 400 FT TO SD EW 1/4 LN TH N89°39'57"E ALG SD EW 1/4 LN 225.08 FT TH S1°20'59"W 350.24 FT TH N89°39'57"E 497.92 FT TO BEG. 172.98 A. SECS 20 AND 21 T2S R1E SPLIT ON 01/05/2000 FROM 000-09-20-476-001-01 AND 000-09-21-401-001-00 AND 000-09-20-426-004-00;



Owner Name	PINE HOLLOW LLC		2020	2021	2022
Owner Address	5400 LAHINCH RD		Taxable Value	\$238,088	\$249,992
	JACKSON, MI 49201		Assessed Value	\$950,128	\$931,281
Parcel Address	5400 LAHINCH RD		Homestead	0	
	JACKSON, MI 49201		Gov't Unit	Leoni	
Property Class	201 - COMMERCIAL		Tax Unit	Leoni	
Acreage	172.98		School District	EAST JACKSON SCHOOL	
Liber/Page	1890-1091		Status	Active	

Legal Description:
COM AT THE W 1/4 CORNER OF SD SEC 21 TH S1°20'59"W ALG THE W LN OF SD SEC 350.24 FT TO THE POB TH CONT S1°20'59"W ALG SD W LN 756.68 FT TH S89°44'41"E 1333.12 FT TO THE W LN OF THE E 1/2 OF THE SW 1/4 TH N1°19'54"E ALG SD W LN 620.12 FT TH S 70°49'26"E 549.10 FT TH S12°33'33"W 250 FT TH S83°31'01"E 1532.79 FT TO THE E LN OF THE W 1/2 OF THE SE 1/4 TH S1°21'03" W ALG THE E LN 1428.61 FT TO THE NLY ROW LN OF I-94 TH ALG A CURVE TO THE RT 110.98 FT SD CURVE HAVING A RADIUS OF 607.61 FT DELTA ANGLE OF 10°27'54" AND A CHORD OF 110.82 FT BEARING N64°38'24"W TH N59°24'29"W CONT ALG SD NLY LN 322.47 FT TH ALG A CURVE TO THE LEFT CONT ALG SD NLY LN 928.09 FT AS CURVE HAVING A RADIUS OF 647.96 FT DELTA ANGLE 82°04'0" AND A CHORD OF 850.77 FT BEARING S79°33'31"W TH S38°31'31"W CONT ALG SD NLY LN 16.87 FT TH N86°31'29"W CONT ALG SD NLY LN 775.06 FT TO THE W LN OF THE E 1/2 OF THE SW 1/4 TH S1°19'54"W ALG SD W LN AND SD NLY LN OF I-94 A DISTANCE OF 50.66 FT TH ALG A CURVE TO THE LEFT ALG SD NLY LN 1412.47 FT SD CURVE HAVING A RADIUS OF 31352.69 FT DELTA ANGLE OF 2°34'52" AND A CHORD OF 1412.35 FT BEARING N88°50'16"W TH S89°52'18"W CONT ALG SD NLY LN 1252.34 FT TO THE W LN OF THE E 1/2 OF THE SE 1/4 TH N1°20'50"E ALG SD W LN 2444.78 FT TO THE EW 1/4 LN TH N89°39'57"E ALG SD EW 1/4 LN 66 FT TH S1°20'50"W 600.26 FT TH N89°39'57"E 360.25 FT TH N0°20'03"W 200 FT TH N89°39'57"E 200 FT TH N0°20'03"W 400 FT TO SD EW 1/4 LN TH N89°39'57"E ALG SD EW 1/4 LN 225.08 FT TH S1°20'59"W 350.24 FT TH N89°39'57"E 497.92 FT TO BEG. 172.98 A. SECS 20 AND 21 T2S R1E SPLIT ON 01/05/2000 FROM 000-09-20-476-001-01 AND 000-09-21-401-001-00 AND 000-09-20-426-004-00;



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

NOT I CE

The Leoni Township Planning Commission will hold a Public Hearing,
Wednesday, November 5, 2025 at 6:00 P.M. in the Leoni Township Meeting Hall,
913 Fifth St., Michigan Center, Michigan, 49254.

000-09-20-452-001-00
Hawkins Rd.
Interstate Capital Development LLC

000-09-20-476-001-02
5400 Lahinch Rd.
Interstate Capital Development LLC

Purpose of hearing: Rezone from Suburban Residential to Heavy Industrial and
Open Space to Heavy Industrial

Legal Description: COM AT THE S 1/4 POST OF SD SEC 20 TH N0°32'48"E 666.21 FT
ALG THE NS 1/4 LN TO THE POB OF THIS DESCN TH CONT N0°32'48"E 666.21 FT ALG
THE NS 1/4 LN TO THE S 1/8 LN TH N88°54'32"E 1331.55 FT ALG THE S 1/8 LN TO THE
E 1/8 LN TH S0°32'53"W 1042.15 FT ALG E 1/8 LN TO THE NLY LN OF HIGHWAY I-94
TH S89°08'40"W 665.69 FT ALG THE NLY LN OF HIGHWAY I-94 TH N0°32'50"E 372.98
FT TH S88°55'42"W 665.76 FT TO BEG. SEC 20 T2S R1E 26.08 A. EXC ALL TAHT PART
OF HAWKINS RD ROW (SEE L1912 P1188) SEC 20 T2S R1E AND RD ROW SPLIT ON
2/1/2010 REMAINDER DEEDED TO MDOT FOR RD ROW;

Legal Description: COM AT THE W 1/4 CORNER OF SD SEC 21 TH S1°20'59"W ALG
THE W LN OF SD SEC 350.24 FT TO THE POB TH CONT S1°20'59"W ALG SD W LN 756.68
FT TH S89°44'41"E 1333.12 FT TO THE W LN OF THE E 1/2 OF THE SW 1/4 TH N1°19'54"E
ALG SD W LN 620.12 FT TH S 70°49'26"E 549.10 FT TH S12°33'33"W 250 FT TH S83°31'01"E

1532.79 FT TO THE E LN OF THE W 1/2 OF THE SE 1/4 TH S1°21'03" W ALG THE E LN
1428.61 FT TO THE NLY ROW LN OF I-94 TH ALG A CURVE TO THE RT 110.98 FT SD
CURVE HAVING A RADIUS OF 607.61 FT DELTA ANGLE OF 10°27'54" AND A CHORD
OF 110.82 FT BEARING N64°38'24"W TH N59°24'29"W CONT ALG SD NLY LN 322.47 FT
TH ALG A CURVE TO THE LEFT CONT ALG SD NLY LN 928.09 FT AS CURVE HAVING
A RADIUS OF 647.96 FT DELTA ANGLE 82°04'0" AND A CHORD OF 850.77 FT BEARING
S79°33'31"W TH S38°31'31"W CONT ALG SD NLY LN 16.87 FT TH N86°31'29"W CONT
ALG SD NLY LN 775.06 FT TO THE W LN OF THE E 1/2 OF THE SW 1/4 TH S1°19'54"W
ALG SD W LN AND SD NLY LN OF I-94 A DISTANCE OF 50.66 FT TH ALG A CURVE TO
THE LEFT ALG SD NLY LN 1412.47 FT SD CURVE HAVING A RADIUS OF 31352.69 FT
DELTA ANGLE OF 2°34'52" AND A CHORD OF 1412.35 FT BEARING N88°50'16"W TH
S89°52'18"W CONT ALG SD NLY LN 1252.34 FT TO THE W LN OF THE E 1/2 OF THE SE
1/4 TH N1°20'50"E ALG SD W LN 2444.78 FT TO THE EW 1/4 LN TH N89°39'57"E ALG SD
EW 1/4 LN 66 FT TH S1°20'50"W 600.26 FT TH N89°39'57"E 360.25 FT TH N0°20'03"W 200
FT TH N89°39'57"E 200 FT TH N0°20'03"W 400 FT TO SD EW 1/4 LN TH N89°39'57"E ALG
SD EW 1/4 LN 225.08 FT TH S1°20'59"W 350.24 FT TH N89°39'57"E 497.92 FT TO BEG.
172.98 A. SECS 20 AND 21 T2S R1E SPLIT ON 01/05/2000 FROM 000-09-20-476-001-01 AND
000-09-21-401-001-00 AND 000-09-20-426-004-00;

Cindy Norris, Clerk



Parcel Report - Parcel ID: 000-09-20-452-001-00

10/16/2025



Owner Name	AVERY LANCE R TRUST
Owner Address	5400 TRAILER PARK DR JACKSON, MI 49201
Homestead	100
Parcel Address	HAWKINS RD JACKSON, MI 49201
Property Class	102 - AGRICULTURAL VACANT
Status	Active
Acreage	26.99
Gov't Unit	Leoni
Tax Unit	Leoni
School District	EAST JACKSON SCHOOL
Liber/Page	2258-0168

	2023	2024	2025
Taxable Value	\$49,583	\$52,062	\$53,675
Assessed Value	\$63,852	\$62,600	\$62,600

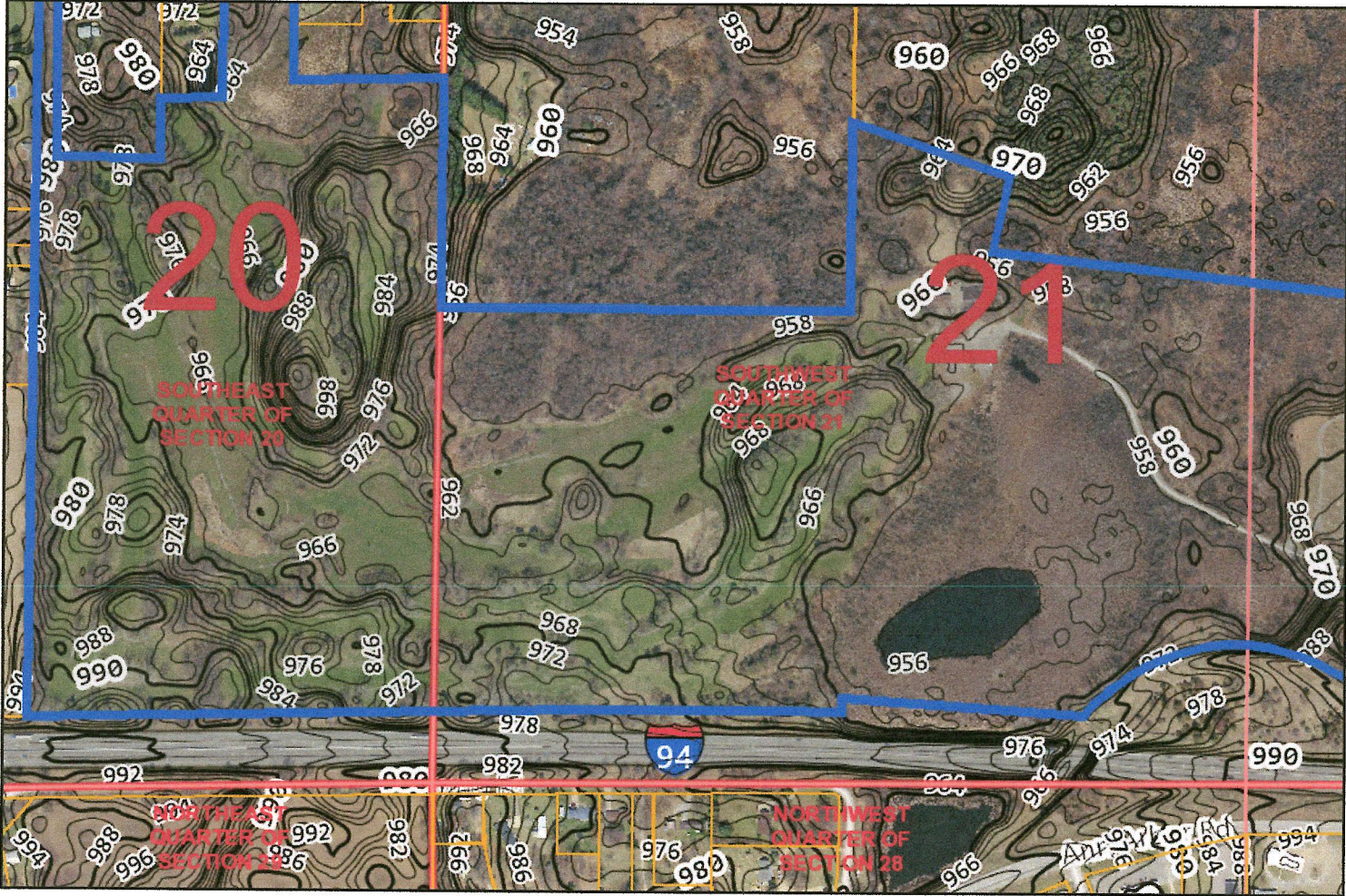
Tax Description:
COM AT THE S 1/4 POST OF SD SEC 20 TH N0°32'48"E 666.21 FT
ALG THE NS 1/4 LN TO THE POB OF THIS DESCN TH CONT
N0°32'48"E 666.21 FT ALG THE NS 1/4 LN TO THE S 1/8 LN TH
N88°54'32"E 1331.55 FT ALG THE S 1/8 LN TO THE E 1/8 LN TH
S0°32'53"W 1042.15 FT ALG E 1/8 LN TO THE NLY LN OF HIGHWAY
I-94 TH S89°08'40"W 665.69 FT ALG THE NLY LN OF HIGHWAY I-94
TH N0°32'50"E 372.98 FT TH S88°55'42"W 665.76 FT TO BEG. SEC
20 T2S R1E 26.08 A. EXC ALL TAHT PART OF HAWKINS RD ROW
(SEE L1912 P1188) SEC 20 T2S R1E AND RD ROW SPLIT ON
2/1/2010 REMAINDER DEEDED TO MDOT FOR RD ROW;



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: October 14, 2025



Owner Name	PINE HOLLOW LLC		2020	2021	2022
Owner Address	5400 LAHINCH RD	Taxable Value	\$249,992	\$262,491	\$270,628
	JACKSON, MI 49201	Assessed Value	\$931,281	\$944,410	\$939,710
Parcel Address	5400 LAHINCH RD	Homestead	0		
	JACKSON, MI 49201	Gov't Unit	Leoni		
Property Class	201 - COMMERCIAL	Tax Unit	Leoni		
Acreage	172.98	School District	EAST JACKSON SCHOOL		
Liber/Page	1890-1091	Status	Active		

Legal Description:
COM AT THE W 1/4 CORNER OF SD SEC 21 TH S1°20'59"W ALG THE W LN OF SD SEC 350.24 FT TO THE POB TH CONT S1°20'59"W ALG SD W LN 756.68 FT TH S89°44'41"E 1333.12 FT TO THE W LN OF THE E 1/2 OF THE SW 1/4 TH N1°19'54"E ALG SD W LN 620.12 FT TH S 70°49'26"E 549.10 FT TH S12°33'33"W 250 FT TH S83°31'01"E 1532.79 FT TO THE E LN OF THE W 1/2 OF THE SE 1/4 TH S1°21'03" W ALG THE E LN 1428.61 FT TO THE NLY ROW LN OF I-94 TH ALG A CURVE TO THE RT 110.98 FT SD CURVE HAVING A RADIUS OF 607.61 FT DELTA ANGLE OF 10°27'54"AND A CHORD OF 110.82 FT BEARING N64°38'24"W TH N59°24'29"W CONT ALG SD NLY LN 322.47 FT TH ALG A CURVE TO THE LEFT CONT ALG SD NLY LN 928.09 FT AS CURVE HAVING A RADIUS OF 647.96 FT DELTA ANGLE 82°04'0" AND A CHORD OF 850.77 FT BEARING S79°33'31"W TH S38°31'31"W CONT ALG SD NLY LN 16.87 FT TH N86°31'29"W CONT ALG SD NLY LN 775.06 FT TO THE W LN OF THE E 1/2 OF THE SW 1/4 TH S1°19'54"W ALG SD W LN AND SD NLY LN OF I-94 A DISTANCE OF 50.66 FT TH ALG A CURVE TO THE LEFT ALG SD NLY LN 1412.47 FT SD CURVE HAVING A RADIUS OF 31352.69 FT DELTA ANGLE OF 2°34'52" AND A CHORD OF 1412.35 FT BEARING N88°50'16"W TH S89°52'18"W CONT ALG SD NLY LN 1252.34 FT TO THE W LN OF THE E 1/2 OF THE SE 1/4 TH N1°20'50"E ALG SD W LN 2444.78 FT TO THE EW 1/4 LN TH N89°39'57"E ALG SD EW 1/4 LN 66 FT TH S1°20'50"W 600.26 FT TH N89°39'57"E 360.25 FT TH N0°20'03"W 200 FT TH N89°39'57"E 200 FT TH N0°20'03"W 400 FT TO SD EW 1/4 LN TH N89°39'57"E ALG SD EW 1/4 LN 225.08 FT TH S1°20'59"W 350.24 FT TH N89°39'57"E 497.92 FT TO BEG. 172.98 A. SECS 20 AND 21 T2S R1E SPLIT ON 01/05/2000 FROM 000-09-20-476-001-01 AND 000-09-21-401-001-00 AND 000-09-20-426-004-00;

38-807-09-21-451-000-14
FLETCHER VONETTA
7560 WATER ST
FAIRVIEW PA 16415-1228

38-807-09-21-451-000-17
PATTERSON VICKI
3148 TIMBERLINE DR
JACKSON MI 49201

38-807-09-21-451-000-20
STEWART CYNTHIA
3139 TIMBERLINE DR
JACKSON MI 49201

38-807-09-21-451-000-23
FAGAN ZACH
3132 TIMBERLINE DR
JACKSON MI 49201

38-807-09-21-451-000-26
VINING JOSHUA
141 HOLLIST ST
JACKSON MI 49203

38-807-09-21-451-000-29
BARNHART BETH
3116 TIMBERLINE DR
JACKSON MI 49201

38-807-09-21-451-000-32
PAGE MELANIE
3107 TIMBERLINE DR
JACKSON MI 49201

38-807-09-21-451-000-35
BARNHART JAMES
3105 TIMBERLINE DR
JACKSON MI 49201

38-807-09-21-451-000-40
GRANT COLTON
3148 FORESTVIEW DR
JACKSON MI 49201

38-807-09-21-451-000-44
GROVE RICKI
3136 TIMBERLINE
JACKSON MI 49201

38-807-09-21-451-000-15
JONES LISA
3156 TIMBERLINE DR
JACKSON MI 49201

38-807-09-21-451-000-18
STODDARD HEATHER
3144 TIMBERLINE DR
JACKSON MI 49201

38-807-09-21-451-000-21
RAMA CHRISTINE
3140 TIMBERLINE DR
JACKSON MI 49201

38-807-09-21-451-000-24
KAISWE RICHARD
3128 TIMBERLINE DR
JACKSON MI 49201

38-807-09-21-451-000-27
POWAGA COREY
3120 TIMBERLINE DR
JACKSON MI 49201

38-807-09-21-451-000-30
DIBIOSSO MIKE
4 SHADY LN
JACKSON MI 49201-9643

38-807-09-21-451-000-33
PAGE DIANE
3108 TIMBERLINE DR
JACKSON MI 49201

38-807-09-21-451-000-36
FELTER BRENDA
1011 E MCDEVITT AVE
JACKSON MI 49203

38-807-09-21-451-000-42
LORE VIRGINIA
3144 FOREST VIEW DR
JACKSON MI 49201

38-807-09-21-451-000-45
BROWN LAURETTA
3133 FORESTVIEW DR
JACKSON MI 49201

38-807-09-21-451-000-16
BOSS DEBORAH
3156 TIMBERLINE DR
JACKSON MI 49201

38-807-09-21-451-000-19
CURRENT RESIDENT
3147 TIMBERLINE DR
5656 TRAILER PARK DR
JACKSON MI 49201

38-807-09-21-451-000-22
LOWDEN PHIL
3135 TIMBERLINE DR
JACKSON MI 49201

38-807-09-21-451-000-25
DEAN JASON
3119 TIMBERLINE DR
JACKSON MI 49201

38-807-09-21-451-000-28
WRIGHT AMANDA
3115 TIMBERLINE DR
JACKSON MI 49201

38-807-09-21-451-000-31
PORTER JOHN
3112 TIMBERLINE DR
JACKSON MI 49201

38-807-09-21-451-000-34
GROVE RICKI
3136 TIMBERLINE DR
JACKSON MI 49201

38-807-09-21-451-000-38
MINIX SUE
3149 FORESTVIEW DR
JACKSON MI 49201

38-807-09-21-451-000-43
CURTIS ALVA
3140 FORESTVIEW DR
JACKSON MI 49201

38-807-09-21-451-000-46
WORDEN DAIE
3136 FORESTVIEW DR
JACKSON MI 49201

38-807-09-21-451-000-47
ANDERSON JOHN
3129 FORESTVIEW DR
JACKSON MI 49201

38-807-09-21-451-000-51
MOFFAT AMY
3120 FORESTVIEW DR
JACKSON MI 49201

38-807-09-21-451-000-54
SHARY SUE
3112 FORESTVIEW DR
JACKSON MI 49201

38-807-09-21-451-000-59
LOUNSBERY TRACY
3104 FORESTVIEW DR
JACKSON MI 49201

38-807-09-21-451-000-62
WRIGHT ANDREA
3111 TIMBERLINE DR
JACKSON MI 49201

38-807-09-21-451-001-02
WALDECKER TRACY
3104 MEADOWVIEW DR
JACKSON MI 49201

38-807-09-21-451-001-05
DIBIOSSO JOHN
3112 MEADOWVIEW DR
JACKSON MI 49201

38-807-09-21-451-001-10
ZAKRZEWSKI SHOPIE
3126 MEADOWVEIW DR
JACKSON MI 49201

38-807-09-21-451-000-48
MERRILL GINA
3125 FORESTVIEW DR
JACKSON MI 49201

38-807-09-21-451-000-52
LENTON CECILIA
3113 FORESTVEIW DR
JACKSON MI 49201

38-807-09-21-451-000-56
SPURGEON STEVEN
3108 FORESTVIEW DR
JACKSON MI 49201

38-807-09-21-451-000-60
WORDEN JEB
11987 RIETHMILLER RD
GRASS LAKE MI 49240

38-807-09-21-451-000-64
BOYER JOANN
#59
3104 TIMBERLINE DR
JACKSON MI 49201-8807

38-807-09-21-451-001-03
SIMS CHARLES
3106 MEADOWVIEW DR
JACKSON MI 49201

38-807-09-21-451-001-06
VANDYKE SCOTT
3116 MEADOWVIEW DR
JACKSON MI 49201

38-807-09-21-451-001-12
KAWZINSKY NEIL
3134 MEADOWVIEW
JACKSON MI 49201

38-807-09-21-451-000-49
SECHLER HELEN
3124 FORESTVIEW DR
JACKSON MI 49201

38-807-09-21-451-000-53
CARLSON CINDY
3116 FORESTVIEW DR
JACKSON MI 49201

38-807-09-21-451-000-58
HACKWORTH MIKE
3101 FORESTVIEW DR
JACKSON MI 49201

38-807-09-21-451-000-61
GRZESEK GARY
3143 TIMBERLINE DR
JACKSON MI 49201

38-807-09-21-451-001-01
DIXON COREY
3100 MEADOWVIEW DR
JACKSON MI 49201

38-807-09-21-451-001-04
KINCH SHARON
3110 MEADOWVIEW DR
JACKSON MI 49201

38-807-09-21-451-001-08
SCHEUER MARY
3122 MEADOWVIEW DR
JACKSON MI 49201

38-807-09-21-451-001-13
RATLIFF WODDY
3136 MEADOWVIEW DR
JACKSON MI 49201

000-09-21-451-005-00 SHEW DIANE L & MICHELLE LF EST 5660 TRAILER PARK DR JACKSON, MI 49201-8839	000-09-21-451-004-00 KINNEY ZANE L & SARAH B 5650 TRAILER PARK DR JACKSON, MI 49201	000-09-29-200-001-02 JACKSON COUNTY ROAD COMMISSION 2400 ELM RD JACKSON, MI 49201
000-09-28-101-010-00 PHELPS DEITRICH P 6285 YOUNG RD JACKSON, MI 49201	000-09-28-101-008-00 DANIELS ELIZABETH A 6109 YOUNG RD JACKSON, MI 49201	000-09-28-101-002-00 TOUSLEY RUSSELL & KIMBERLY J 6101 YOUNG RD JACKSON, MI 49201
000-09-28-101-009-06 FULLERTON JOHN W & VELARIE 6125 YOUNG RD JACKSON, MI 49201	000-09-28-101-009-02 ALANIZ DIANNA L ETAL 6137 YOUNG RD JACKSON, MI 49201	000-09-29-200-001-05 DUBOUR TIFFANY JO 5687 YOUNG RD JACKSON, MI 49201
000-09-28-101-001-02 SOUTHWORTH LINDA M 6055 YOUNG RD JACKSON, MI 49201	000-09-20-401-008-10 BLAKELY CHAD M & ANDREA M 3323 WEST DR JACKSON, MI 49201-7719	000-09-21-451-003-00 MILES WILLIAM H & KAREN J 5061 PINE DR JACKSON, MI 49201
000-09-21-401-002-00 MAUFORT ROGER 5696 SHADY OAK LN JACKSON, MI 49201-8848	000-09-20-226-003-01 STEELMAN EARL T & DEAN JANIS REV TR 5006 SEYMOUR RD JACKSON, MI 49201-9605	000-09-20-226-001-01 PLUMB EDWARD L & STAHLECKER CYNTHIA 4794 SEYMOUR RD JACKSON, MI 49201-7636
000-09-20-200-001-01 TERAMINO JOSEPH A & MAUREEN A 4710 SEYMOUR RD JACKSON, MI 49201-7636	000-09-20-251-001-01 TOWNSHIP OF LEONI - CEMETERY 913 5TH ST MICHIGAN CENTER, MI 49254-1209	000-09-20-226-002-02 HARTLEY MILDRED B & RUSSELL DAVES 5000 SEYMOUR RD JACKSON, MI 49201-9605
000-09-21-451-001-01 HOLIDAY MANOR PARK LLC 215 PINEY HILL OAKLAND, MI 48363	000-09-20-426-001-00 RICHMOND ALAN D TRUST 4793 SEYMOUR RD JACKSON, MI 49201-7636	000-09-20-426-002-00 RADFORD ORA LF EST 5001 SEYMOUR RD JACKSON, MI 49201-9605
000-09-20-276-001-00 BEATTY NANCY A 4790 SEYMOUR RD JACKSON, MI 49201-7636	000-09-20-276-002-00 STEELMAN EARL T & DEAN JANIS 5006 SEYMOUR RD JACKSON, MI 49201-9605	000-09-20-276-003-00 STEELMAN EARL T & DEAN J REV TRUST 5018 SEYMOUR RD JACKSON, MI 49201-9605
000-09-20-401-008-11 KERLEY EDWARD J & LYNDELL M BUCKHAN 3325 WEST DR JACKSON, MI 49201-7719	000-09-21-300-001-01 HOMMERDING TREVOR S 5103 SEYMOUR RD JACKSON, MI 49201-9684	000-09-20-452-001-00 AVERY LANCE R TRUST 5400 TRAILER PARK DR JACKSON, MI 49201
000-09-21-176-001-02 ARGYLE PROPERTIES LLC 2500 W ARGYLE ST JACKSON, MI 49202-1969	000-09-28-101-009-05 BROWN DELORES A 6047 YOUNG RD JACKSON, MI 49201	000-09-20-401-006-01 STRAUB DENNIS M & SANDRA L LF EST 4715 SEYMOUR RD JACKSON, MI 49201-7636

000-09-20-401-001-00
WRIGHT EMILY C & NICHOLAS F
4725 SEYMOUR RD
JACKSON, MI 49201-7636

000-09-20-401-008-18
WEST JAMES B & BEVERLY L
3322 WEST DR
JACKSON, MI 49201-7719

000-09-20-226-004-05
MAYER GARY E
5022 SEYMOUR RD
JACKSON, MI 49201-9605

000-09-20-426-003-01
MESSNER JOE & ADEL
5101 SEYMOUR RD
JACKSON, MI 49201-9684

000-09-20-476-001-02
PINE HOLLOW LLC
5400 LAHINCH RD
JACKSON, MI 49201

000-09-20-426-003-02
DELJANOVAN ANDREA
5045 SEYMOUR RD
JACKSON, MI 49201-9605

000-09-20-426-003-03
MESSNER JOSEPH LEE & ADEL
5101 SEYMOUR AVE
JACKSON, MI 49201

000-09-20-226-005-02
TROLZ TERRY J
5050 SEYMOUR RD
JACKSON, MI 49201

000-09-20-226-006-02
NALL BRADLEY E REV LVG TRUST
5080 SEYMOUR RD
JACKSON, MI 49201-9605

TOWNSHIP OF LEONI		Receipt: 260024	08/05/25
913 5TH STREET P.O. BOX 375 MICHIGAN CENTER, MI 49254 (517) 764-4694 (517) 764-1106 FAX		Cashier: MLEE Received Of: INTERSTATE CAPITAL DEVEL	
The sum of:		550.00	
ZON	RE-ZONE 5400 TRAILER PARK		550.00
		Total	550.00
CHK/MO/CASHIE 103			550.00

Signed: _____

Leoni Township Office

913 Fifth Street Michigan Center, Michigan 49254
PHONE: (517) 764-4694 FAX: (517) 764-1106
www.leonitownship.com

DATE OF APPLICATION: 05/21/2025

APPLICATION #:

APPLICATION FOR ZONING CHANGE or CONDITIONAL USE

PLANNING COMMISSION, LEONI TOWNSHIP

I hereby make application with the Township of Leoni to:

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

Applicants Name: Interstate Capital Development, LLC

Phone: 248-232-1942

Address of Property Involved: 5400 Trailer Park Dr, Jackson, MI 49201 / Vacant Farmland - Hawkins Rd

Legal Description of Property: See attached 000-09-20-452-601-00

The above property is presently zoned: OS - Open Space District / RS Suburban Residential District

Which the zoning to be changed from: OS / RS Districts to: M - Heavy Industrial District

Which the boundaries to be changed from: to:

Which the change in the text from section: to:

The proposed use(s) and nature(s) of operation is/are: Industrial subdivision development comprised of multiple industrial buildings of various sizes. Industrial uses comprised of warehousing and manufacturing.

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

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

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

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

MS > NS NS

Lance Avery

SIGNATURE OF OWNER APPLICANT

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

CHAIRMAN:

SIGNATURE

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

SECTION 3.4 – PUBLIC HEARING FOR ZONING

The formulation and enactment of this ordinance is based upon the division of the Township of Leoni into districts in each of which are permitted specified uses which are mutually compatible uses.

3.4.1 Authority to Grant Zone Change:

The Township Board may, from time to time, on recommendation from the Planning Commission on its own motion amend, modify, supplement, or revise the district boundaries or the provisions and regulations herein establish whenever the public necessity and convenience and the general welfare require such amendment. Said amendment may be initiated by resolution of the Township Board, the Planning Commission or by petition of one or more owners of property to be affected by the proposed amendment. Except for the Township Board or the Planning Commission the petitioner requesting an amendment shall, at the time of application, pay the fee established by resolution of the Township Board, no part of which shall be returnable to the petitioner.

3.4.2 Data, Exhibits, and Information Required in Application:

An application for a zoning district change shall contain the applicants name and address in full, a statement that the applicant is the owner involved or is acting on the owner's behalf, the address of the property involved; an accurate survey drawing of said property showing the existing location of all structures thereon, the type thereon, the types thereof, and their uses; and a statement of supporting data, exhibits, and information.

3.4.3 Public Hearing:

The Planning Commission shall hold a public hearing upon any application for a zoning district change, notice of which shall be by newspaper publication. The first publication shall not be more than 300 days or less than 20 days preceding the hearing. The publication shall be in a newspaper circulated within the Township. Notice of Public Hearing shall be sent at least ten (10) days prior to the hearing to the owner of the property in question, to all persons to whom any real property within three hundred (300) feet of the premises in question is assessed, and to the occupants of all single and multi-family dwellings, within three hundred (300) feet. The property in question shall be conspicuously posted at least ten (10) days prior to the hearing.

3.4.4 Approval, Grant of Zoning District Change:

Upon holding a public Hearing and finding that the requirements of subsections 3.4.2 through 3.4.3 of this Ordinance have been satisfactorily met by the applicant, the Planning Commission shall recommend approval or disapproval to the Leoni Township Board. The request then shall be submitted to the Jackson County Coordinating Committee for review. The Leoni Township Board shall review all the evidence and recommendations supplied to them by the Planning Commission and the Jackson County Coordinating Committee at their Township Board Meeting. At a public meeting, the Township board shall approve or disapprove the zoning request.

Legal Description Parcel #: 000-09-20-452-001-00

COM AT THE S 1/4 POST OF SD SEC 20 TH N0°32'48"E 666.21 FT ALG THE NS 1/4 LN
TO THE POB OF THIS DESCN TH CONT N0°32'48"E 666.21 FT ALG THE NS 1/4 LN TO
THE S 1/8 LN TH N88°54'32"E 1331.55 FT ALG THE S 1/8 LN TO THE E 1/8 LN TH
S0°32'53"W 1042.15 FT ALG E 1/8 LN TO THE NLY LN OF HIGHWAY I-94 TH
S89°08'40"W 665.69 FT ALG THE NLY LN OF HIGHWAY I-94 TH N0°32'50"E 372.98 FT
TH S88°55'42"W 665.76 FT TO BEG. SEC 20 T2S R1E 26.08 A. EXC ALL TAHT PART OF
HAWKINS RD ROW (SEE L1912 P1188) SEC 20 T2S R1E AND RD ROW SPLIT ON
2/1/2010 REMAINDER DEEDED TO MDOT FOR RD ROW;

Legal Description Parcel #: 000-09-20-476-001-002

COM AT THE W 1/4 CORNER OF SD SEC 21 TH S1°20'59"W ALG THE W LN OF SD SEC 350.24 FT TO THE POB TH CONT S1°20'59"W ALG SD W LN 756.68 FT TH S89°44'41"E 1333.12 FT TO THE W LN OF THE E 1/2 OF THE SW 1/4 TH N1°19'54"E ALG SD W LN 620.12 FT TH S 70°49'26"E 549.10 FT TH S12°33'33"W 250 FT TH S83°31'01"E 1532.79 FT TO THE E LN OF THE W 1/2 OF THE SE 1/4 TH S1°21'03" W ALG THE E LN 1428.61 FT TO THE NLY ROW LN OF I-94 TH ALG A CURVE TO THE RT 110.98 FT SD CURVE HAVING A RADIUS OF 607.61 FT DELTA ANGLE OF 10°27'54" AND A CHORD OF 110.82 FT BEARING N64°38'24"W TH N59°24'29"W CONT ALG SD NLY LN 322.47 FT TH ALG A CURVE TO THE LEFT CONT ALG SD NLY LN 928.09 FT AS CURVE HAVING A RADIUS OF 647.96 FT DELTA ANGLE 82°04'0" AND A CHORD OF 850.77 FT BEARING S79°33'31"W TH S38°31'31"W CONT ALG SD NLY LN 16.87 FT TH N86°31'29"W CONT ALG SD NLY LN 775.06 FT TO THE W LN OF THE E 1/2 OF THE SW 1/4 TH S1°19'54"W ALG SD W LN AND SD NLY LN OF I-94 A DISTANCE OF 50.66 FT TH ALG A CURVE TO THE LEFT ALG SD NLY LN 1412.47 FT SD CURVE HAVING A RADIUS OF 31352.69 FT DELTA ANGLE OF 2°34'52" AND A CHORD OF 1412.35 FT BEARING N88°50'16"W TH S89°52'18"W CONT ALG SD NLY LN 1252.34 FT TO THE W LN OF THE E 1/2 OF THE SE 1/4 TH N1°20'50"E ALG SD W LN 2444.78 FT TO THE EW 1/4 LN TH N89°39'57"E ALG SD EW 1/4 LN 66 FT TH S1°20'50"W 600.26 FT TH N89°39'57"E 360.25 FT TH N0°20'03"W 200 FT TH N89°39'57"E 200 FT TH N0°20'03"W 400 FT TO SD EW 1/4 LN TH N89°39'57"E ALG SD EW 1/4 LN 225.08 FT TH S1°20'59"W 350.24 FT TH N89°39'57"E 497.92 FT TO BEG. 172.98 A. SECS 20 AND 21 T2S R1E SPLIT ON 01/05/2000 FROM 000-09-20-476-001-01 AND 000-09-21-401-001-00 AND 000-09-20-426-004-00;

Legal Description Parcel #: 000-09-20-452-001-00

COM AT THE S 1/4 POST OF SD SEC 20 TH N0°32'48"E 666.21 FT ALG THE NS 1/4 LN
TO THE POB OF THIS DESCN TH CONT N0°32'48"E 666.21 FT ALG THE NS 1/4 LN TO
THE S 1/8 LN TH N88°54'32"E 1331.55 FT ALG THE S 1/8 LN TO THE E 1/8 LN TH
S0°32'53"W 1042.15 FT ALG E 1/8 LN TO THE NLY LN OF HIGHWAY I-94 TH
S89°08'40"W 665.69 FT ALG THE NLY LN OF HIGHWAY I-94 TH N0°32'50"E 372.98 FT
TH S88°55'42"W 665.76 FT TO BEG. SEC 20 T2S R1E 26.08 A. EXC ALL TAHT PART OF
HAWKINS RD ROW (SEE L1912 P1188) SEC 20 T2S R1E AND RD ROW SPLIT ON
2/1/2010 REMAINDER DEEDED TO MDOT FOR RD ROW;

TOWNSHIP OF LEONI

Receipt: 256923 05/22/25

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

Cashier: MARCIAK
Received Of: KRAJNIAK JAMES

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

The sum of: 550.00

ZON	REZONE TRAILER PARKA		550.00
		Total	550.00

CHK/MO/CASHIE 5339 550.00

Signed: _____

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

NOT I CE

The Leoni Township Planning Commission will hold a Public Hearing,
Wednesday, November 5, 2025 at 6:00 P.M. in the Leoni Township Meeting Hall,
913 Fifth St., Michigan Center, Michigan, 49254.

000-09-20-452-001-00
Hawkins Rd.
Interstate Capital Development LLC

000-09-20-476-001-02
5400 Lahinch Rd.
Interstate Capital Development LLC

Purpose of hearing: Rezone from Suburban Residential to Heavy Industrial and
Open Space to Heavy Industrial

Legal Description: COM AT THE S 1/4 POST OF SD SEC 20 TH N0°32'48"E 666.21 FT
ALG THE NS 1/4 LN TO THE POB OF THIS DESCN TH CONT N0°32'48"E 666.21 FT ALG
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1428.61 FT TO THE NLY ROW LN OF I-94 TH ALG A CURVE TO THE RT 110.98 FT SD
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OF 110.82 FT BEARING N64°38'24"W TH N59°24'29"W CONT ALG SD NLY LN 322.47 FT
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SD EW 1/4 LN 225.08 FT TH S1°20'59"W 350.24 FT TH N89°39'57"E 497.92 FT TO BEG.
172.98 A. SECS 20 AND 21 T2S R1E SPLIT ON 01/05/2000 FROM 000-09-20-476-001-01 AND
000-09-21-401-001-00 AND 000-09-20-426-004-00;

Cindy Norris, Clerk



Parcel Report - Parcel ID: 000-09-20-452-001-00

10/16/2025



Owner Name AVERY LANCE R TRUST
Owner Address 5400 TRAILER PARK DR
JACKSON, MI 49201
Homestead 100
Parcel Address HAWKINS RD
JACKSON, MI 49201
Property Class 102 - AGRICULTURAL VACANT
Status Active
Acreage 26.99
Gov't Unit Leoni
Tax Unit Leoni
School District EAST JACKSON SCHOOL
Liber/Page 2258-0168

	2023	2024	2025
Taxable Value	\$49,583	\$52,062	\$53,675
Assessed Value	\$63,852	\$62,600	\$62,600

Tax Description:
COM AT THE S 1/4 POST OF SD SEC 20 TH N0°32'48"E 666.21 FT
ALG THE NS 1/4 LN TO THE POB OF THIS DESCN TH CONT
N0°32'48"E 666.21 FT ALG THE NS 1/4 LN TO THE S 1/8 LN TH
N88°54'32"E 1331.55 FT ALG THE S 1/8 LN TO THE E 1/8 LN TH
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I-94 TH S89°08'40"W 665.69 FT ALG THE NLY LN OF HIGHWAY I-94
TH N0°32'50"E 372.98 FT TH S88°55'42"W 665.76 FT TO BEG. SEC
20 T2S R1E 26.08 A. EXC ALL TAHT PART OF HAWKINS RD ROW
(SEE L1912 P1188) SEC 20 T2S R1E AND RD ROW SPLIT ON
2/1/2010 REMAINDER DEEDED TO MDOT FOR RD ROW;



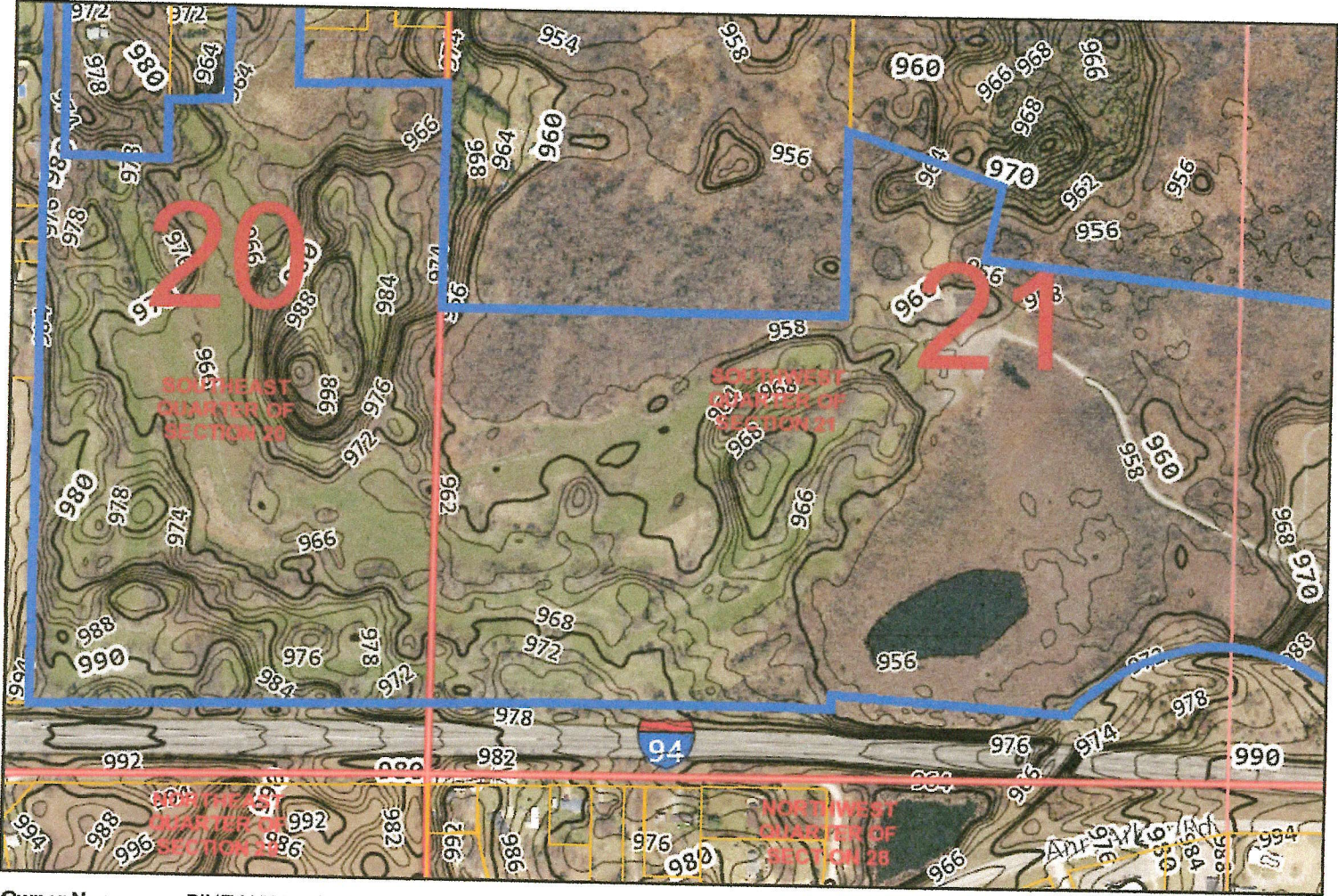
WARNING: Displayed boundaries are NOT SURVEY GRADE and may not reflect legal property description.
The intent of this map is to allow easy access and visual display of government information and services.
Every reasonable effort is made to ensure the accuracy of this map and data; nevertheless, errors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



This parcel data last updated: October 14, 2025

Parcel Report - Parcel ID: 000-09-20-476-001-02

10/16/2025



Owner Name PINE HOLLOW LLC
Owner Address 5400 LAHINCH RD
JACKSON, MI 49201
Parcel Address 5400 LAHINCH RD
JACKSON, MI 49201
Property Class 201 - COMMERCIAL
Acreage 172.98
Liber/Page 1890-1091

	2020	2021	2022
Taxable Value	\$249,992	\$262,491	\$270,628
Assessed Value	\$931,281	\$944,410	\$939,710
Homestead	0		
Gov't Unit	Leoni		
Tax Unit	Leoni		
School District	EAST JACKSON SCHOOL		
Status	Active		

Legal Description:

COM AT THE W 1/4 CORNER OF SD SEC 21 TH S1°20'59"W ALG THE W LN OF SD SEC 350.24 FT TO THE POB TH CONT S1°20'59"W ALG SD W LN 756.68 FT TH S89°44'41"E 1333.12 FT TO THE W LN OF THE E 1/2 OF THE SW 1/4 TH N1°19'54"E ALG SD W LN 620.12 FT TH S 70°49'26"E 549.10 FT TH S12°33'33"W 250 FT TH S83°31'01"E 1532.79 FT TO THE E LN OF THE W 1/2 OF THE SE 1/4 TH S1°21'03" W ALG THE E LN 1428.61 FT TO THE NLY ROW LN OF I-94 TH ALG A CURVE TO THE RT 110.98 FT SD CURVE HAVING A RADIUS OF 607.61 FT DELTA ANGLE OF 10°27'54"AND A CHORD OF 110.82 FT BEARING N64°38'24"W TH N59°24'29"W CONT ALG SD NLY LN 322.47 FT TH ALG A CURVE TO THE LEFT CONT ALG SD NLY LN 928.09 FT AS CURVE HAVING A RADIUS OF 647.96 FT DELTA ANGLE 82°04'0" AND A CHORD OF 850.77 FT BEARING S79°33'31"W TH S38°31'31"W CONT ALG SD NLY LN 16.87 FT TH N86°31'29"W CONT ALG SD NLY LN 775.06 FT TO THE W LN OF THE E 1/2 OF THE SW 1/4 TH S1°19'54"W ALG SD W LN AND SD NLY LN OF I-94 A DISTANCE OF 50.66 FT TH ALG A CURVE TO THE LEFT ALG SD NLY LN 1412.47 FT SD CURVE HAVING A RADIUS OF 31352.69 FT DELTA ANGLE OF 2°34'52" AND A CHORD OF 1412.35 FT BEARING N88°50'16"W TH S89°52'18"W CONT ALG SD NLY LN 1252.34 FT TO THE W LN OF THE E 1/2 OF THE SE 1/4 TH N1°20'50"E ALG SD W LN 2444.78 FT TO THE EW 1/4 LN TH N89°39'57"E ALG SD EW 1/4 LN 66 FT TH S1°20'50"W 600.26 FT TH N89°39'57"E 360.25 FT TH N0°20'03"W 200 FT TH N89°39'57"E 200 FT TH N0°20'03"W 400 FT TO SD EW 1/4 LN TH N89°39'57"E ALG SD EW 1/4 LN 225.08 FT TH S1°20'59"W 350.24 FT TH N89°39'57"E 497.92 FT TO BEG. 172.98 A. SECS 20 AND 21 T2S R1E SPLIT ON 01/05/2000 FROM 000-09-20-476-001-01 AND 000-09-21-401-001-00 AND 000-09-20-426-004-00;



000-09-20-401-003-00
SVINICKI PATRICK & KIMBERLI
3301 HAWKINS RD
JACKSON, MI 49201-8874

000-09-20-451-002-06
DEVORE ROBERT & JUDY
3223 HAWKINS RD
JACKSON, MI 49201-8824

000-09-20-326-007-00
SANDERS GARETT
3300 HAWKINS RD
JACKSON, MI 49201-8874

000-09-20-451-002-04
DEVORE ROBERT & JUDY
3223 HAWKINS RD
JACKSON, MI 49201-8824

000-09-20-401-008-10
BLAKELY CHAD M & ANDREA M
3323 WEST DR
JACKSON, MI 49201-7719

000-09-20-452-001-00
AVERY LANCE R TRUST
5400 TRAILER PARK DR
JACKSON, MI 49201

000-09-29-200-001-02
JACKSON COUNTY ROAD COMMISSION
2400 ELM RD
JACKSON, MI 49201

000-09-20-376-001-06
DONLEY KEVIN
20 RIDGE RD
PLEASANT RIDGE, MI 48069-1118

000-09-20-326-006-00
SANDERS GARETT
3300 HAWKINS RD
JACKSON, MI 49201-8874

000-09-29-200-001-05
NICESWANDER FLORENCE
6053 YOUNG RD
JACKSON, MI 49201

000-09-20-401-002-00
EMBURY MICHAEL & ROSEMARY TRUST
3319 HAWKINS RD
JACKSON, MI 49201-8874

000-09-20-401-008-14
KING ZACHARY S & JAIME L
3321 WEST DR
JACKSON, MI 49201-7719

000-09-20-451-002-02
DEVORE ROBERT W
3227 HAWKINS RD
JACKSON, MI 49201-8824

000-09-20-376-001-07
KRAUSS PAUL C & CATHLEEN J
3292 HAWKINS RD
JACKSON, MI 49201-8824

000-09-20-326-005-00
GEISTEL RICHARD & CATHY A
3320 HAWKINS RD
JACKSON, MI 49201-8874

000-09-20-451-002-05
DEVORE ROBERT & JUDY
3223 HAWKINS RD
JACKSON, MI 49201-8824

000-09-20-401-008-11
KERLEY EDWARD J & LYNDELL M BUCKHAN
3325 WEST DR
JACKSON, MI 49201-7719

000-09-20-476-001-02
PINE HOLLOW LLC
5400 LAHINCH RD
JACKSON, MI 49201

LEONI TOWNSHIP

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

12

NOTICE

The Leoni Township Planning Commission will hold a Public Hearing, Wednesday, November 5, 2025 at 6:00 P.M. in the Leoni Township Meeting Hall, 913 Fifth St., Michigan Center, Michigan, 49254.

- 000-09-20-452-001-00
Hawkins Rd.
Interstate Capital Development LLC
- 000-09-20-476-001-02
5400 Lahinch Rd.
Interstate Capital Development LLC

Purpose of hearing: Rezone from Suburban Residential to Heavy Industrial and Open Space to Heavy Industrial

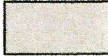

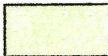
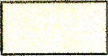
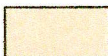
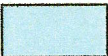

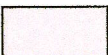

Legal Description: COM AT THE S 1/4 POST OF SD SEC 20 TH N0°32'48"E 666.21 FT ALG THE NS 1/4 LN TO THE POB OF THIS DESCN TH CONT N0°32'48"E 666.21 FT ALG THE NS 1/4 LN TO THE S 1/8 LN TH N88°54'32"E 1331.55 FT ALG THE S 1/8 LN TO THE E 1/8 LN TH S0°32'53"W 1042.15 FT ALG E 1/8 LN TO THE NLY LN OF HIGHWAY I-94 TH S89°08'40"W 665.69 FT ALG THE NLY LN OF HIGHWAY I-94 TH N0°32'50"E 372.98 FT TH S88°55'42"W 665.76 FT TO BEG. SEC 20 T2S R1E 26.08 A. EXCALL TAHT PART OF HAWKINS RD ROW (SEE L1912 P1188) SEC 20 T2S R1E AND RD ROW SPLIT ON 21/12010 REMAINDER DEEDED TO MDOT FOR RD ROW;

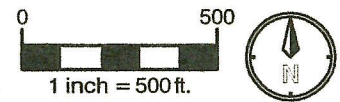
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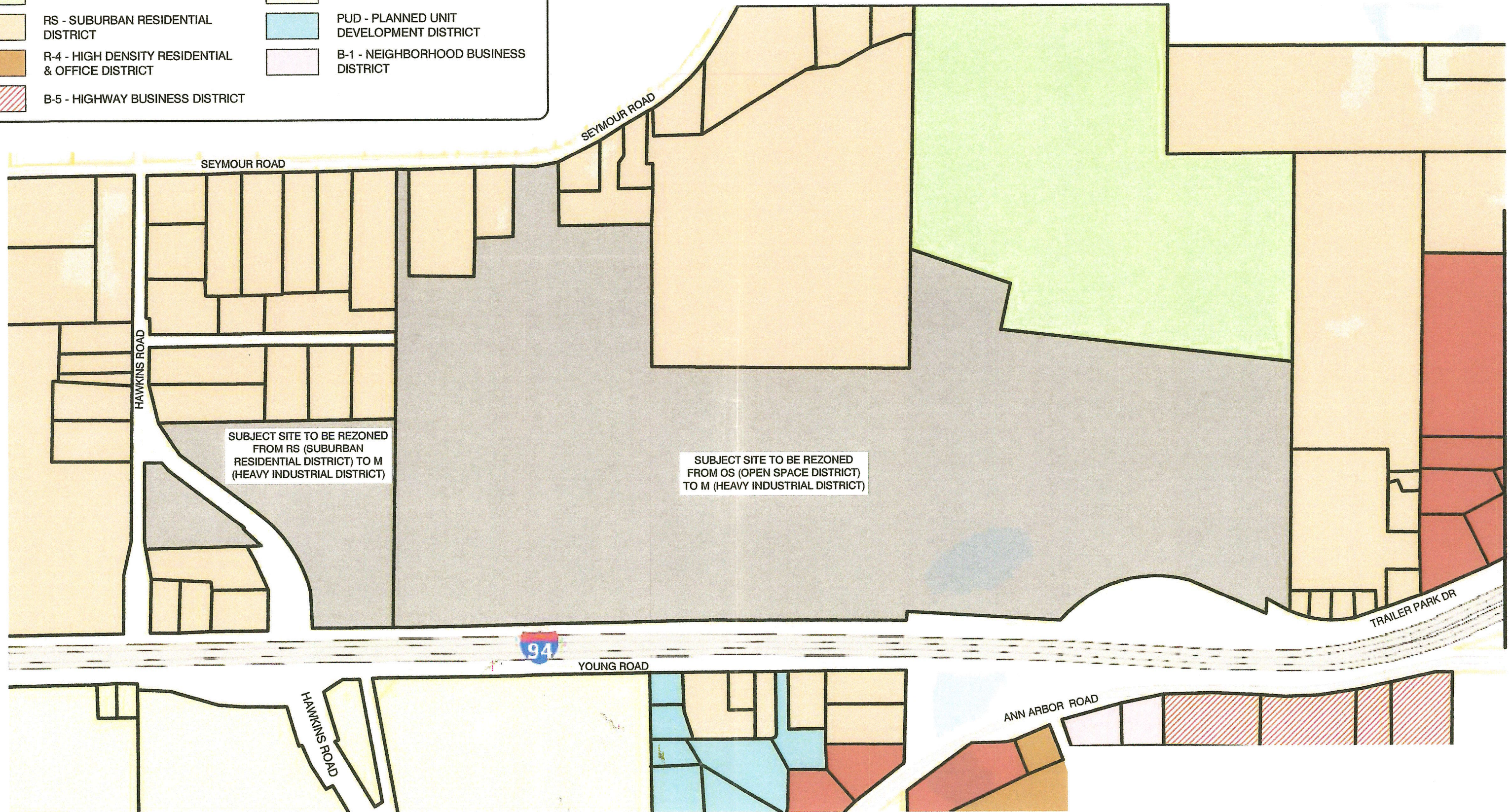
Cindy Norris,
Clerk

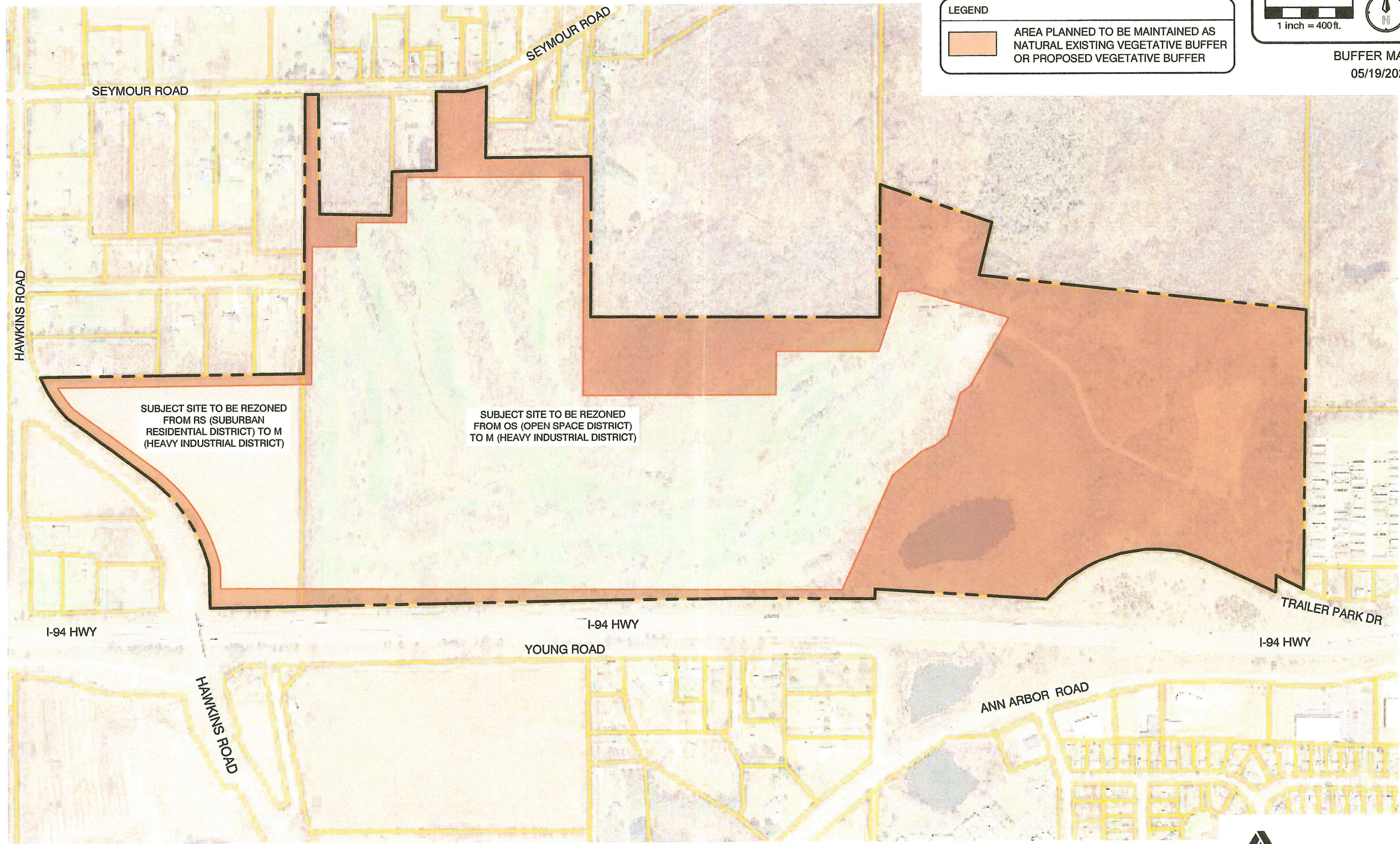
LEGEND

	M - HEAVY INDUSTRIAL DISTRICT		B-2 - GENERAL BUSINESS DISTRICT
	OS - OPEN SPACE DISTRICT		AG - AGRICULTURAL DISTRICT
	RS - SUBURBAN RESIDENTIAL DISTRICT		PUD - PLANNED UNIT DEVELOPMENT DISTRICT
	R-4 - HIGH DENSITY RESIDENTIAL & OFFICE DISTRICT		B-1 - NEIGHBORHOOD BUSINESS DISTRICT
	B-5 - HIGHWAY BUSINESS DISTRICT		



Rezone Map
05/19/2025





LEGEND

AREA PLANNED TO BE MAINTAINED AS NATURAL EXISTING VEGETATIVE BUFFER OR PROPOSED VEGETATIVE BUFFER

0 400
1 inch = 400 ft.

BUFFER MAP
05/19/2025



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 | #25-26

To: County Planning Commissioners

From: Kade Peck, R2PC Planner

Date: November 13, 2025

Proposal: **Updated section 42 of their ordinance around accessory structures.**

Background Information

The township is proposing a zoning text ordinance changing the maximum height of accessory structures and the setback required for accessory structures near bodies of water.

Analysis and Recommendation

Township Planning Commission Recommendation – The Leoni Township Planning Commission approved the zoning text amendment at their October 2025 meeting. The amendment changes section 42 of their ordinance around the height and setback of accessory structures. Changes appear reasonable.

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

Staff Report Attachment(s):

- *Background information provided by Leoni Township*

Suggested Actions:

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

ZONING AMENDMENT FORM



JACKSON COUNTY PLANNING COMMISSION (COORDINATING ZONING)

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

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

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

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

(ANSWER EITHER A or B)

A. DISTRICT BOUNDARY CHANGE (REZONING):

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

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 216 & 354 SECTION 42

The NEW SECTION reads as follows: (Attach additional sheets if more space is needed.) see attached

- C. **PUBLIC HEARING** on the above amendment was held on: month Oct day 15 year 2025
- D. **NOTICE OF PUBLIC HEARING** was published/mailed on the following date: month Sept day 30 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: The 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.

Pamela Trammell ☐ Chair or ☒ Secretary 10 / 20 / 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

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: Leoni Township Case #: _____

Township official we may contact: Cindy Norris Phone #: (517) 936-2290

Applicant: _____ Phone #: (____) ____ - _____

Rezoning Request: From: _____ (____) To: _____ (____)

Property Location: Section(s): _____ 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"): _____

Please attach location map ☐ Yes ☐ No

What is the existing use of the site? _____

What is the proposed use of the site? _____

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

North: _____ South: _____

East: _____ West: _____

What are the surrounding Zoning Districts?

North: (____) _____ South: (____) _____

East: (____) _____ West: (____) _____

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

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

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

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

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

☐ Wetland(s) ☐ Floodplain(s) ☐ Brownfield(s) ☐ Soil(s) ☐ Other (please specify) _____

Please attach the minutes of the Planning Commission.

☒ Yes, the minutes are attached. ☐ No, the minutes are not attached.

Please attach copies of any reports, exhibits or other documented provided to the Planning Commission.

☒ Yes, copies of documentation are attached. ☐ No, copies of documentation are not attached.

Please attach any public comments, letters, or petitions.

☐ Yes, public comments are attached. ☐ No, public comments are not attached.

Please include any additional information or comments as an attachment.

LEONI TOWNSHIP OFFICE
913 Fifth St. Michigan Center, Michigan 49201-0375
Phone: (517) 764-4694

**LEONI TOWNSHIP PLANNING COMMISSION
AGENDA**

Wednesday, October 15, 2025

CALL TO ORDER:

PLEDGE OF ALLEGIANCE:

ROLL CALL ATTENDANCE:

APPROVAL OF AGENDA: October 15, 2025

APPROVAL OF MINUTES: Aug. 20, 2025

PURPOSE OF PLANNING COMMISSION:

PUBLIC COMMENT: (3 minute time limit) Use sign-in sheet

PUBLIC COMMENT GUIDELINES:

You will only be allowed to speak at public comment if you have filled out a public comment sheet and turned it into the Board. Each individual will state their name and have three (3) minutes to address the Board. You may only address the Board under this Public Comment opportunity and may not yield your time to others. Board members will not debate or answer questions at this time.

DISCUSSION:

PUBLIC HEARING:

1. Section 42-276 Building Height Amendment

RESERVE:

1. Master Plan Finalization

PUBLIC COMMENT: (2 minute time limit)

DISCUSSION **ONLY:**

NEXT MEETING: November 5, 2025

ADJOURN:

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

PLANNING COMMISSION MINUTES
October 15, 2025

The Leoni Township Planning Commission held a meeting Wednesday, October 15, 2025 @ 6:00 p.m. 913 Fifth Street, Leoni Township Meeting Hall, Michigan Center, Michigan.

Meeting opened to call of the Chair: 6:01 pm

Members Present: Connie Gibson, Judy Southworth, Mickey Balance, Ron Kinch, William Miles, Cody Lester and Bob Pickett

Members absent:

Persons in attendance: 2

Pledge of Allegiance

Motion by W. Miles supported by C. Gibson to approve the October 15 agenda as written.
Motion adopted by voice vote

Motion by J. Southworth, supported by C. Gibson to approve the August 20 minutes as written
Motion adopted by voice vote

Public Comment: **Open at 6:06 pm.**
 Closed at 6:08 pm.

PUBLIC HEARING:

Section 42-276 & 42-354 Ordinance Amendment

DISCUSSION:

Rachel Warner introduced herself and stated that she was a representative from the office of Kathy Schmaltz.

R. Kinch explained to the Planning Commission the issue of the Pine Hollow property rezone that was discussed at the Board of Trustees meeting about the wording of the Zoning Enabling act and how every structure should be notified which means every trailer in the trailer park on Trailer park drive.

M. Jester explained to the Planning Commission that these ordinance changes were originally done and when the ordinance got recodified they did not get included and therefore never changed correctly.

Motion by R. Kinch, supported by W. Miles to approve the amendments to ordinance 42-276 part (b) and ordinance 42-354 part (c) as presented.

*7 Yays: C. Gibson, J. Southworth, M. Balance, R. Kinch, W. Miles, C. Lester and Bob Pickett
0 Nays:*

Motion Carried

RESERVE:

1. Master Plan Finalization

DISCUSSION:

M. Jester discussed with the Planning Commission the issue of non-conformance of signs in the township to our ordinance.

Public Comment:	Open at	6:44 pm.
	Closed at	6:52 pm.

Motion by R. Kinch, supported by W. Miles to adjourn the meeting at 6:36 PM.

Motion adopted by voice vote

Meeting Adjourned 6:36 pm.

Next meeting: November 5, 2025

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

PLANNING COMMISSION MINUTES
August 20, 2025

The Leoni Township Planning Commission held a meeting Wednesday, August 20, 2025 @ 6:00 p.m. 913 Fifth Street, Leoni Township Meeting Hall, Michigan Center, Michigan.

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

Members Present: Connie Gibson, Judy Southworth, Mickey Balance, Ron Kinch, and Bob Pickett

Members absent: William Miles and Cody Lester

Persons in attendance: 20

Pledge of Allegiance

Motion by C. Gibson supported by B. Pickett to approve the agenda as written.

Motion adopted by voice vote

Motion by C. Gibson, supported by J. Southworth to approve the August 20 agenda

Motion adopted by voice vote

Public Comment: **Open at 6:03 pm.**
 Closed at 6:24 pm.

PUBLIC HEARING:

- 1. 000-09-20-476-001-02**
5400 Lahinch Rd.
Interstate Capital Development LLC Rezone

DISCUSSION:

Sarah Kinney spoke at public comment about how they bought their house to raise a family and they have one child and one on the way and had some concerns about the zoning changing being conformant to the Master Plan and all the truck traffic involved in the warehousing buildings. She asked will the Master Plan be updated to conform to the zoning change.

R. Kinch spoke how when the Master Plan was recently updated the plan was to build up the I-94 corridor to bring in more business to the township.

Roger Mullford spoke on public comment about how he found plans online that the company that is buying the property put out there if anyone was interested in looking it up and his concern was how and who is responsible for building up the roads to accommodate all the truck traffic that will be coming in according to the plans that he saw online.

Jason spoke on behalf of AR Engineering for Interstate Capital Development and stated that there are no plans for an egress on Trailer Park drive or Seymour road other than possibly an emergency fire entrance. The developers are planning on the main egress for Hawkins road. The developers also will be compliant with Egle and not touch any of the wetland area for development which puts a buffer from some of the residents.

Motion by M. Ballance, supported by R. Kinch to approve the rezone for property 000-09-20-476-001-02 at 5400 Lahinch Rd. from OS – Open Space District to M – Heavy Industrial District.

5 Yays: C. Gibson, J. Southworth, M. Balance, R. Kinch and Bob Pickett

0 Nays:

Motion Carried

RESERVE:

1. Master Plan Finalization

DISCUSSION:

Public Comment:	Open at	6:44 pm.
	Closed at	6:52 pm.

Motion by R. Kinch, supported by C. Gibson to adjourn the meeting at 6:54 PM.

Motion adopted by voice vote

Meeting Adjourned 6:54 pm.

Next meeting: September 3, 2025

Sec. 42-276. Accessory structures.

- (a) No detached accessory building or structure shall be located closer than ten feet to any other building or structure.
- (b) All detached accessory structures in any residential district shall be subject to the same dimensional requirements affecting the principal structure; except, however, such accessory structure may be placed not less than five feet from any rear lot line or the rear yard portion of any side lot line and shall not exceed ten feet side wall height with a 4/12pitch not over 30 feet wide.
- (c) All accessory structures in nonresidential districts shall be subject to the same standards and requirements as specified in the table in section 42-271.

(Code 2003, § 42-276; Ord. of 3-26-2001, § 4.6.5)

Sec. 42-354. Preservation of lake shores and river and stream banks.

- (a) No person shall alter, change, transform, or otherwise vary the edge, bank, or shore of any lake, river, or stream except as provided for inland lakes and streams in part 301 of Public Act No. 451 of 1994 (MCL 324.30101 et seq.).
- (b) If any edge, bank, or shore of any lake, river, or stream is proposed to be altered in any way by any person, that person shall submit to the planning commission a site plan as required in section 42-346. This does not relieve the applicant from complying with requirements of other regulatory agencies.
- (c) No structure shall be placed within 50 feet of a lake, river, or stream.

(Code 2003, § 42-354; Ord. of 3-26-2001, § 5.14)

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- (c) All accessory structures in nonresidential districts shall be subject to the same standards and requirements as specified in the table in section 42-271.

(Code 2003, § 42-276; Ord. of 3-26-2001, § 4.6.5)

***Change residential chart to a maximum height of 24', except RM (Mobile Home)**

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(Code 2003, § 42-354; Ord. of 3-26-2001, § 5.14)

Consider Change to RM Setbacks (Mobile Home)

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

NOT I CE

The Leoni Township Planning Commission will hold a Public Hearing, Wednesday, October 15, 2025 at 6:00 P.M. in the Leoni Township Meeting Hall, 913 Fifth St., Michigan Center, Michigan, 49254 to amend Section 42 of the ordinance code.

Sec. 42-276. Accessory structures.

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913 FIFTH ST
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517-764-4694 PHONE**

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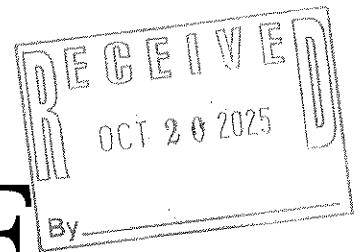
42-347 Zoning Nonconformities Ordinance Amendment to section (c)(2) Reconstruction. A legal nonconforming structure may be reconstructed, if the nonconformance of the new structure is equal to or less than the nonconformance of the previous structure.

Cindy Norris, Clerk



environmental architecture engineering

1515 Des Peres Road, Suite 200, Saint Louis, Missouri 63131 - 314.997.6111 - www.trileaf.com



October 14, 2025

Jackson County Planning Commission

120 West Michigan
Jackson, MI 49201
Phone: (517) 788-4426

RE: **The Towers, LLC – Springbrook Rd / Client# US-MI-5429 – Trileaf Project # 771925**
Round Lake Road, Horton, MI 49246
Jackson County, Somerset Center Quadrangle (USGS)
Latitude: 42° 5' 27.4" N, Longitude: 84° 27' 39.6" W

To Whom It May Concern:

Trileaf Corporation is in the process of completing a Section 106 Review at the referenced property. Our client proposes to install a 255-foot self-support communications tower with an overall height of 265 feet including attachments. The tower and associated equipment will be located within a 100-foot by 100-foot lease area. A 30-foot wide access/utility easement will extend north, then northwest, then west connecting to Round Lake Road. The site is located in an open field on the east side of Round Lake Road. The antenna will be licensed by the Federal Communications Commission (FCC).

Our investigation includes determining if the site is contained in, on or within the viewshed of a building, site, district, structure or object, significant in American history, architecture, archaeology, engineering or culture, that is listed, or eligible for listing on the State or National Registers of Historic Places, or located in or on an Indian Religious Site.

Trileaf is requesting information regarding this tower's potential effect on Historic Properties. All information received will be forwarded to the State Historic Preservation Office (SHPO) as part of the Section 106 review process. *Additionally, this invitation to comment is separate from any local planning/zoning process that may apply to this project.*

If you wish to comment or be considered a consulting party, please respond within thirty (30) days of the date of this letter. If a response is not received within thirty (30) days, it will be assumed that you have no objections to this undertaking. A site topography map and aerial photograph are enclosed for your reference.

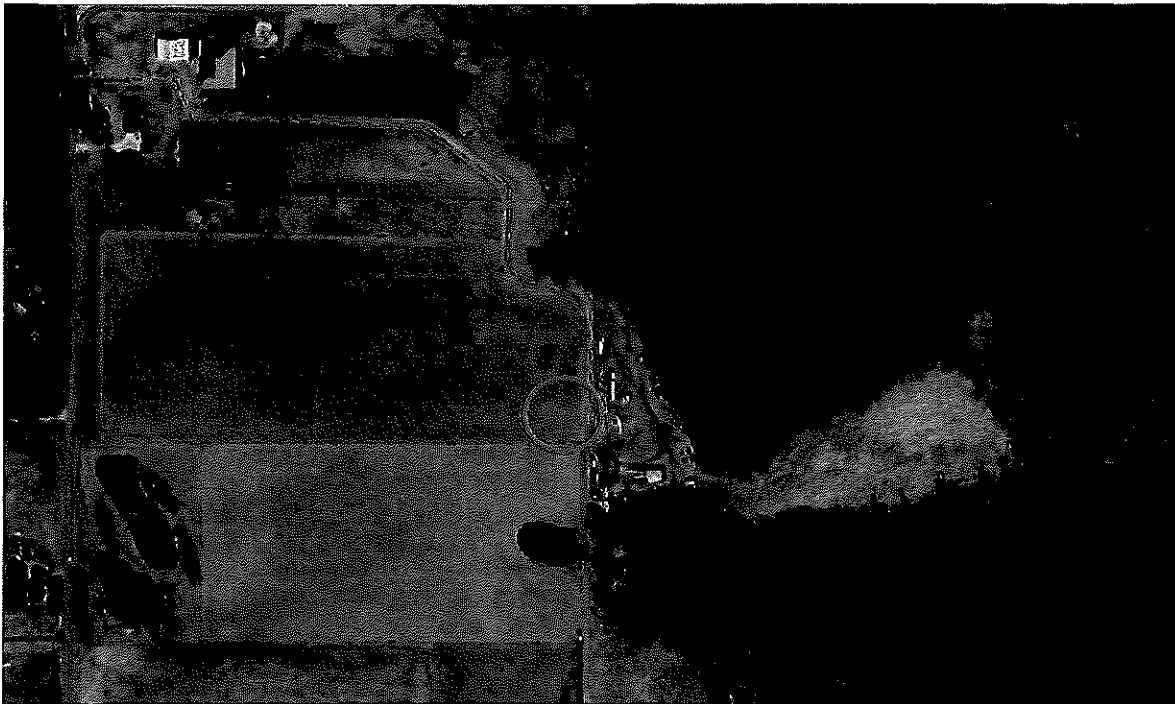
Please call me at 314-997-6111 or email h.powell@trileaf.com if you need additional information or have any questions. Thank you for your assistance in this regard.

Sincerely,

Hannah Powell
Senior Project Scientist II



Site Location & Surrounding Properties



Site Location

----- Easement

Aerial Photographs (2025)
The Towers, LLC – Springbrook Rd
Round Lake Road
Horton, MI 49246

TRILEAF
environmental architecture engineering

Somerset Center Quadrangle, Michigan (2023)

Contour Interval = 10 Feet

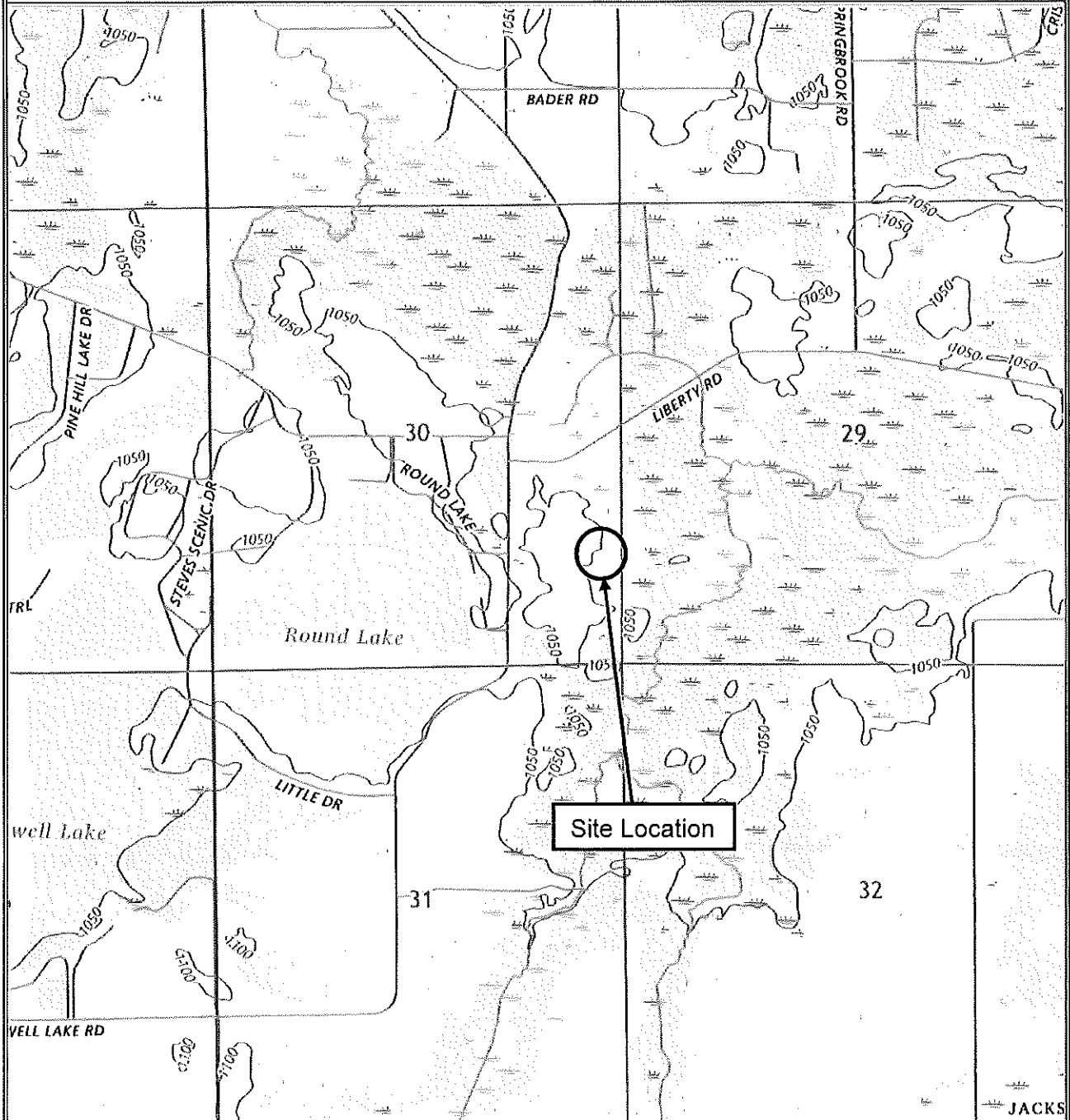
Scale 1 Inch = ~2,000 Feet

Latitude: 42° 5' 27.4" N, Longitude: 84° 27' 39.6" W

Township: T4S Range: R1W Section: S30



North



Site Vicinity Map

The Towers, LLC – Springbrook Rd
Round Lake Road
Horton, MI 49246

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environmental architecture engineering