



# 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:  
Kade Peck  
R2PC Planner  
(517) 416-0405  
kpeck@mijackson.org

DATE: December 11, 2025  
TIME: 6:00 p.m.  
PLACE: 5<sup>th</sup> Floor Commission Chambers  
Jackson County Tower Building  
120 W. Michigan Avenue  
Jackson, Michigan 49201

## MEETING AGENDA

1. Call to order and pledge of allegiance
2. Public comment [**3 MINUTE LIMIT**]
3. Approval of minutes  
Approval of the November 13, 2025, meeting minutes [**ACTION**] ..... 3
4. Approval of agenda  
Approval of the December 11, 2025, meeting agenda [**ACTION**]
5. Request(s) for review, comment, and recommendation
  - a. Consideration of township zoning amendment(s) –
    - (1) CZ | #25-27 | Summit Township Rezoning Application [**ACTION**] ..... 5
    - (1) CZ | #25-28 | Summit Township Rezoning Application [**ACTION**] ..... 16
    - (1) CZ | #25-29 | Henrietta Township Zoning Text Amendment [**ACTION**] ..... 24
    - (1) CZ | #25-30 | Columbia Township Zoning Text Amendment [**ACTION**] ..... 41
  - b. Consideration of master plan(s) – *None*
  - c. Farmland and Open Space Preservation Program (PA 116) application(s) – *None*
6. Other business
  - a. Unfinished business – *None*
  - b. New business – *None*
  - c. Notices - *None*
7. Public comment [**2 MINUTE LIMIT**]
8. Commissioner comment
9. Adjournment

***The next scheduled meeting of the Jackson County Planning Commission is January 8th, 2026***



# Jackson County Planning Commission

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

## MEETING MINUTES

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

**Members Absent:** Ms. Pat Gallagher, 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.** Cary Swiontek discussed issues with the proposed rezonings in Leoni and approved of the previous decision made by the planning commission to disapprove the rezonings. Cathlene Krauss discussed issues with the proposed rezonings as well as concerns about their health if heavy industrial is implemented near where they live. Mary Miller had questions about site plan approval about the Leoni rezonings and the Commissioners explained that site plans would be reviewed after approval or denial of the rezoning.

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

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

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

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

(1) **CZ | #25-24 | Leoni Township**

Staff referred to a report regarding a rezoning request for a parcel rezoning in Leoni Township for 000-09-20-452-001-00. The proposed rezoning is changing the parcel from Open Space Development (OS) to Heavy Industrial (M).

Concerns were raised about the area that this goes against the future land use map

and nearby zonings/uses. Commissioner Kennedy outlined that this reasoning could be potentially invasive to the community as well as having legal repercussions for the township. Commissioner Cole brought up specific parts of the township master plan that did not align with the rezoning. Commissioner Jennings brought up the importance of citizens paying attention to the agenda items going through their localities and outlined how this agenda item came back to the Planning Commission. Commissioner Wolcott stated that this rezoning appeared to be a case of spot zoning. Comm. Kennedy made a motion to recommend **disapproval** of the rezoning, supported by Comm. Cole. *Commissioners approved the motion unanimously.*

(2) **CZ | #25-25 | Leoni Township**

Staff referred to a report regarding a rezoning request for a parcel rezoning in Leoni Township for 000-09-20-452-001-00. The proposed rezoning is changing the parcel from Suburban Residential (RS) to Heavy Industrial (M).

Previous comments apply to this rezoning. Commissioner Kennedy outlined to the developer that Jackson County is not against industrial or business in general, and mentioned there are other areas in the county that would work for this development.

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

(3) **CZ | #25-26 | Leoni Township**

Staff referred to a report regarding a zoning text amendment request in Leoni Township for section 42 of their ordinance.

Changes were centered around the maximum height of accessory buildings as well as the setback for accessory structures near bodies of water. Commissioner Hawley commented the township might want to reconsider the changes to the setback near bodies of water because

Comm. Cole made a motion to recommend **approval with comments** of the zoning text amendment, supported by Comm. Kennedy. *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.** Staff provided the meeting schedule for 2026 for JCPC. Comm. Minnick made a motion to recommend **approval** of the schedule, supported by Comm. Kennedy. *Commissioners approved the motion unanimously.*

c. **Notices.** Staff outlined the Communication Tower notice that was sent to the county and conversation occurred about any follow up the township would have to the letter.

Commissioner Minnick mentioned he had reached out to the developers to allow for further communication in the future.

Item 7. **Public Comment.** Cary Swiontek thanked the Planning Commission for their decision on the Leoni rezonings. Milinda Harding also thanked the Planning Commission for their decision mentioning their business that could be at risk that is near the golf course if industrial was brought in.

Item 8. **Commissioner Comment.**

Item 9. **Adjournment.**

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

The meeting adjourned at 6:50 p.m.

Respectfully submitted by:

Kade Peck, Recording Secretary





# Jackson County Planning Commission

Staffed by the Region 2 Planning Commission (R2PC)

120 W. Michigan Avenue • Jackson, MI 49201

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## COORDINATED ZONING REPORT | #25-27

**To:** County Planning Commissioners

**From:** Kade Peck, R2PC Planner

**Date:** December 11, 2025

**Proposal:** **Rezoning parcel 000-13-04-301-040-00, of 1.5 acres off of Spring Arbor Road in Jackson County, Summit Township, from Urban Residential (RU-1) to Local Commercial (C-1).**

### Request

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

### Purpose

The Rezoning Worksheet Form states that the purpose of the proposed change is to have commercial/office building on this space.

### Location and Size of the Property

The parcels proposed for rezoning is located in the Southeast section of Leoni Township. The subject parcel is 1.5 acres and is currently zoned Urban Residential (RU-1).

### Land Use and Zoning

**Current Land Use** – The property is currently vacant. The North and West is residential. The East is Commercial and the South is Office.

**Future Land Use Plan** – Border of residential and commercial.

**Current Zoning** – The property is zoned Urban Residential. The North and West is Residential. The South is Office and the East is Office.

### Public Facilities and Environmental Constraints

**Water and Sewer Availability** – Water and Sewer are available.

**Public Road/Street Access** –Spring Arbor Road provide access to the road.

**Environmental Constraints** – None mentioned.

### Analysis and Recommendation

**Township Planning Commission Recommendation** – The Summit Township Planning Commission approved the rezoning at their November 2025 meeting.

**JCPC Staff Analysis and Advisement** – The proposed use will break off some of a previous parcel for commercial/office space. The future land use outlines that this general area would have commercial. There are nearby office zonings/uses nearby so the use fits into the area. Staff recommends **Approval** for the rezoning.

*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**

## 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: Summit Township Case #: 25-09-0012

Township official we may contact: Allan Hooper Phone #: ( 517 ) 539 - 9658

Applicant: Summit Point LLC Phone #: ( 517 ) 787 - 9200

Rezoning Request: From: Urban Residential ( RU-1 ) To: Local Commercial ( C-1 )

Property Location: Section(s): Section 4 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"): approximately 1.5 acres of parcel 000-13-04-301-040-00, being that part of the parcel extending approximately 250 deep from Spring Arbor Rd along both its eastern and western borders.

Please attach location map ☒ Yes ☐ No

What is the existing use of the site? Vacant land

What is the proposed use of the site? commercial/office building with space for lease

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

North: residential South: office

East: commercial/residential West: residential

What are the surrounding Zoning Districts?

North: Residential ( RU-1 ) South: Office ( O-1 )

East: Office ( O-1 ) West: Residential ( RU-1 )

What is the suggested use of the site on the Township's Land Use Plan map? border of residential/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 Spring Arbor Rd

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.

# Summit Township Zoning and Land Use Application

Date Received: \_\_\_\_\_

Case#: 25-09-0012

Latest Update: \_\_\_\_\_

① Complete portions of the application in the white areas.  
The Zoning Administrator will contact the applicant with scheduling and other information that may be needed.

Questions? Contact the Zoning Administrator:

517 788 4113 ext 234 or email: ahooper@summittwp.com

## ② Application for:



Rezoning



Site Plan Review,



Change or Renewal



Planned Developments



Conditional Use



Home Occupation



Administrative Site Plan



Variance Request



Other

## ③ Applicant Information (If applicant is different than owner, a letter from the owner to proceed will be required.)

Name (s): SUMMIT POINT LLC Phone: 517-787-9200

Address: 2900 SPRINGPORT RD. Email: DGARCIA@GARCIALAB.COM

City: JACKSON State: MI Zip: 49201

## ④ Owner Information

Name (s): SUMMIT POINT LLC Phone: 517-787-9200

Address: 2900 SPRINGPORT RD. Email: DGARCIA@GARCIALAB.COM

City: JACKSON State: MI Zip: 49201

## ⑤ Property Information

Address or Location: 2018 SPRING ARBOR RD.

Parcel Number(s): 000-13-04-301-640-00

## Township Use

Verify Parcel(s): \_\_\_\_\_

Property Size: \_\_\_\_\_ Current Zoning: \_\_\_\_\_

## ⑥ Narrative Description of Proposed Use, Change or Variance Request (attach additional pages as needed)

REZONE FRONT PORTION OF THE PROPERTY, SEE ATTACHED, FROM RU-1 TO ~~RC-1~~  
PROPOSED BUILDING, APPROX. 7500 SQFT, WILL BE LEASE SPACE.  
EXAMPLES: COFFEE SHOP W/DRIVE THRU, DENTAL CLINIC/SUPPLY, OFFICE ETC.

I (we) declare that the information provided in this application is true and accurate to the best of my (our) knowledge.

*Jensen Allen*

Signature of Applicant

*bookkeeper*

Signature of Applicant

9-25-25

Date

## Township Use Below

## ⑦ Fees:

Application Fee \_\_\_\_\_

Mailing/Advertising \_\_\_\_\_

TOTAL Fees \_\_\_\_\_

## ⑧ Materials Requested:

Site Plans: 24 x 36 \_\_\_\_\_ 11x17 \_\_\_\_\_ PDF ☐

Site Plan Checklist: PDF ☐

Environmental Checklist: PDF ☐

Survey: \_\_\_\_\_

## ⑨ Agency Approvals



Michigan EGLE



JDOT (Transportation)



JCDC (Drain Comm.)



JCHD (Health Dept)



JCAP (Airport)



Summit Twp DPW



Summit Twp FIRE



Other

## ⑩ Key Dates

### Meeting Dates:

Planning Commission \_\_\_\_\_

County Planning Com. \_\_\_\_\_

Zoning Bd Appeals \_\_\_\_\_

Township Board \_\_\_\_\_

### Publication Dates:

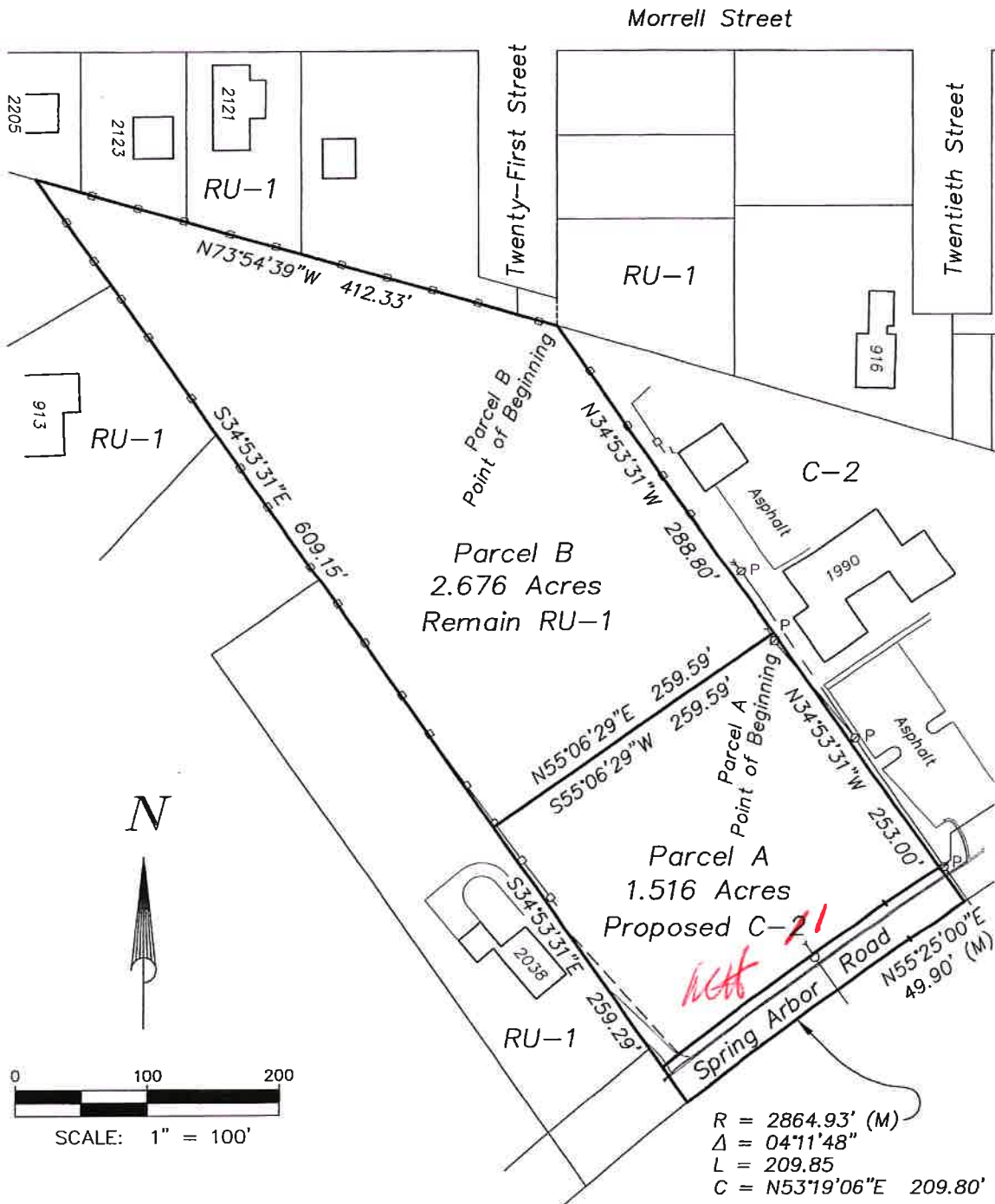
\_\_\_\_\_

\_\_\_\_\_



# Zoning Sketch & Descriptions

Project No. 07502  
August 14, 2025  
For: David Garcia



C:\Data\Land Projects R2\2007\07502\dwg\07502Plr.dwg, 8/14/2025 3:10:50 PM

<p><b>LEGEND</b></p> <ul style="list-style-type: none"> <li>● FOUND IRON</li> <li>⊙ FOUND CONCRETE MON.</li> <li>○ SET CONCRETE MONUMENT</li> <li>— FENCE LINE</li> <li>(R) RECORDED DIMENSION</li> <li>(M) MEASURED DIMENSION</li> </ul>	<p><b>RIPSTRA &amp; SCHEPPELMAN, INC.</b> CIVIL ENGINEERING - LAND SURVEYING 2535 SPRING ARBOR ROAD JACKSON, MI 49203</p> <p>OFFICE 517-789-9898 FAX 517-789-6065</p> <p><b>PAGE 1 OF 2</b></p> <p>Alan L. Scheppelman, PS Professional Surveyor No. 4001035998</p>	<p>STATE OF MICHIGAN ALAN L. SCHEPPELMAN License No. 4001035998 Professional Surveyor</p>
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### **Zoning Case Report: 25-09-0012**

This case proposes rezoning of a portion of 2018 Spring Arbor Rd from RU-1 (Urban Residential) to C-1 (Local Commercial) for, according to the application, an approximately 7,500 sqft building described as lease space for uses such as coffee shop (drive thru), dental clinic/supply, office, etc.

Zoning to the east and south is O-1 (Office). Zoning to the north and west is RU-1 (Urban Residential). Similarly, land uses to the east and south are office uses in nature, and land uses to the north and west are single-family residential in nature (see attached maps).

The parcel itself is zoned RU-1, but its potential for full residential development is probably limited considering that the costs to develop buildable lots (site grading, sewer, water, streets, etc.) will likely exceed the price for which a lot could be expected to sell in the Jackson market. Further complicating the development of the entire development is that the R-O-W for 21 St at the northern edge of the property has been abandoned and sold to adjoining properties, making access possible solely from Spring Arbor Rd. Finally, development of the entire parcel for one residence (or even two if the lot is split) with frontage on Spring Arbor Rd would likely not be desirable for a buyer in today's market given the more office/commercial nature of Spring Arbor Rd in this area.

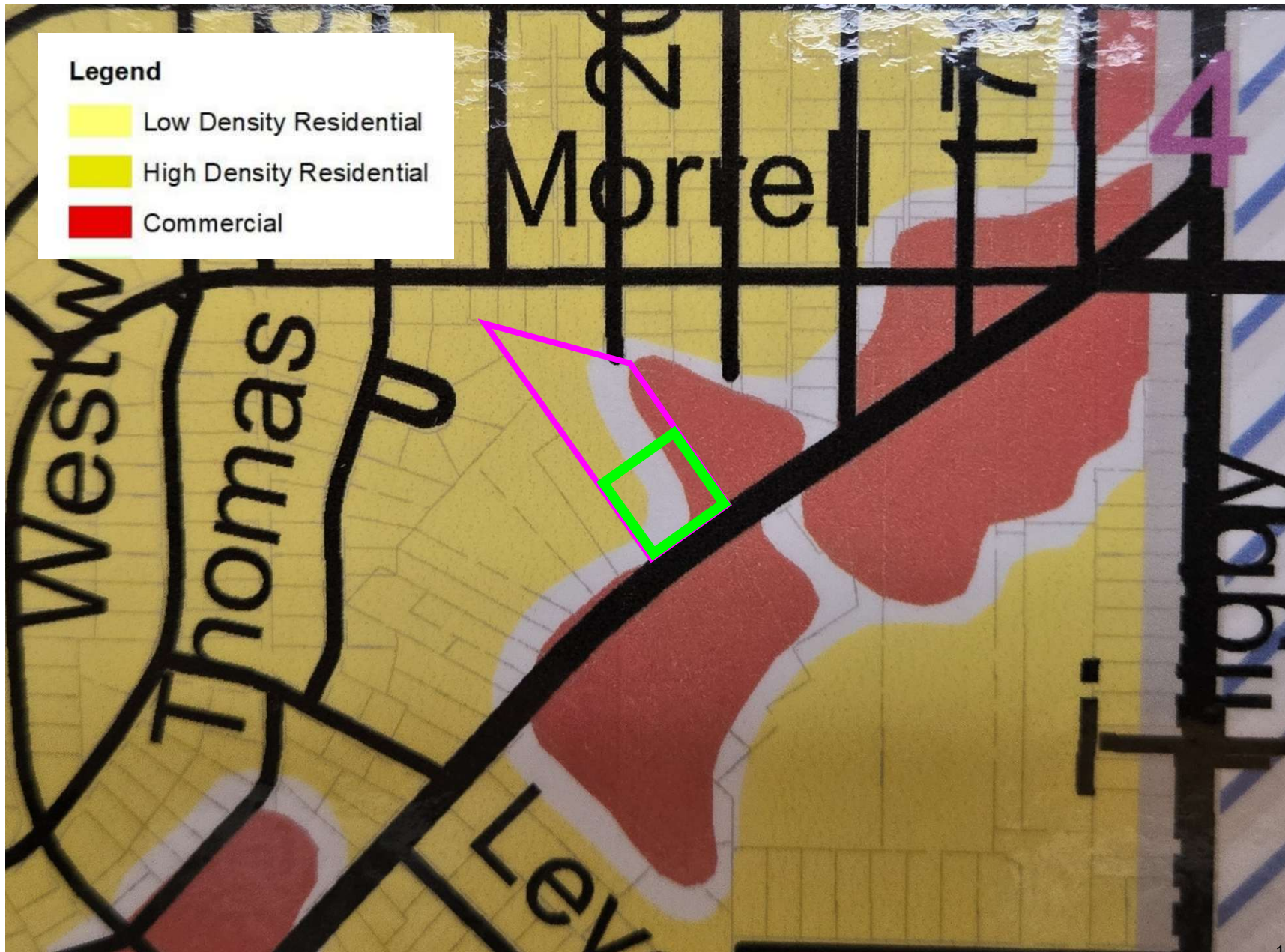
In the "broad brush" style of land use plans, the Summit Township Future Land Use Plan shows the parcel as the transitional border between residential uses to the west and commercial uses to the east. From a planning/zoning perspective, and given the site likely has more market potential for office or commercial uses than residential, the commercial development of this vacant parcel can be considered as establishing the new western edge of the office/commercial uses along Spring Arbor Rd.







# Future Land Use Plan





**Summit Township  
Planning Commission  
November 18, 2025**

**Members Present:** Chairman, Jack Shelby; Vice Chair, Doug Beiswanger; Scott Blakemore; George Gancsos Jr.; Mike Way; Secretary, Pamela Perlos; Jason Covalle; Mark Cesarz.

Summit Township Zoning Administrator, Allan Hooper.

**Members Absent:** Thomas Biela

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Chairman Jack Shelby called the meeting to order at 6:10p.m.

A motion was made by Mike Way, supported by George Gancsos, to approve the minutes of the September 16, 2025, meeting. Motion passed unanimously.

A motion was made by Gancsos, supported by Doug Beiswanger, to approve the minutes of the October 14, 2025, meeting. Motion passed unanimously.

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**Case #25-09-0012: Request to Rezone portions of 2018 Spring Arbor Rd from RU-1 (Urban Residential) to C-1 (Local Commercial)**

Applicant, Dave Garcia, provided a brief introduction for his intentions with the property. The goal would be to install a building that would allow for several tenants. Currently, there are two potential tenants lined up—a coffee shop and a dental practice. Mr. Garcia is estimating an annual \$125k in property taxes.

The applicant was originally seeking to rezone to C-2, and George Gancsos asked why they changed it to C-1. Mr. Garcia explained that after reviewing their purposes, he felt that the C-1 fit much better.

The case was then opened for public comment.

**Jon Abbey (2038 Spring Arbor Road)** voiced concern regarding the selected parcel. As a neighbor, he expressed concern that if the parcel is rezoned, the applicant or future applicants may develop the property further than currently approved. He was informed by the board that future development is not something they can control at this time. He also expressed concern about an easement with this property that allows for his driveway. After providing his official paperwork, he was assured that he could not lose the easement.

**Alicia Abbey (2038 Spring Arbor Road)** also lives at the property adjacent to the parcel. She expressed that she does not see the need for the business as described by Garcia. Additionally, she is concerned about increased traffic by her house.

**Genevieve Nearnberg (913 Thomas Dr)** expressed concern regarding property values being decreased and about noise.

**Filip Abbey (2210 Smalley St.)** asked about the distance that new buildings would have to be from the current residences. The commission informed him that the ordinance requires there to be a fifteen feet buffer to adjoining residential zoned properties with a wall or landscape hedge four to six feet high. Filip also asked if the applicant or future developers could place more than one building on the parcel. Jack Shelby explained that, because of the size of the parcel, and other requirements (for example, a retention pond), further buildings would be naturally limited. It was also stated that all setbacks would need to be met regardless of the number of buildings.

**Thomas Okoniewski (920 19<sup>th</sup> St)** was concerned about increased traffic on Spring Arbor Road. A short discussion followed, and in the end, Jack Shelby and Allan Hooper encouraged him to reach out to Steve Shotwell, current County Commissioner over Summit Township.

**Cynthia Okoniewski (920 19<sup>th</sup> St)** doubled her husband, Thomas', concerns.

**Lorraine Hesslau (902 21<sup>st</sup> St)** expressed concerns regarding properties neighboring the site.

Public comment was then closed and the commission asked a few questions, allowing the applicant to respond.

Shelby asked if the applicant intended to add an access to the property on the West side. Mr. Garcia replied that speaking to that would be premature. Mark Cesarz asked if the applicant was considering putting in condos on the parcel, and was assured that it was not cost-effective to do so. Mr. Garcia also expressed that, while he understands the concerns of the public, the problems mentioned are preexisting, and that he believes property values may even be *increased*.

Jason Covalle asked if the lot was going to be connected to the applicant's development to the East or if it would be a standalone. The applicant answered that, no, it would *not* be connected his properties to the East.

The public comment portion of the case was closed. The only comment from the commission at this time was from George Ganscos who expressed his support for the applicant requesting a C-1 classification versus a C-2.

A motion was made by Ganscos, supported by Pamela Perlos to recommend approval of the request to rezone portions of 2018 Spring Arbor Road from RU-1 (Urban Residential) to C-1 (Local Commercial). Motion passed unanimously by roll call vote.

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**Case #25-10-0013: Proposal to Amend the Zoning Ordinance to include the definition for a Home Improvement/Supply Center and determine its inclusion as permitted and/or conditional uses in the C-2, C-3, I-1 and I-2 Districts**

Allan Hooper briefly summarized the purpose of this amendment. At the time the zoning ordinance was written, home improvement centers (like Menards) were not known to exist and the ordinance does not address them. In expectation of future applications where a building like this may be requested, Mr. Hooper wanted to proactively amend the ordinance.

A discussion followed where Doug Beiswanger asked if the new verbiage would include stores selling to the general public versus something like a contractor's yard. It was decided that the ordinance amendment specifies "retail" which implies sales to the general public.

The commission reviewed the amendments recommended by Hooper. The only change was the addition of the word "limited" concerning the outdoor supplies a home improvement center could display. This was recommended by Jason Covalle.

A motion was made by Doug Beiswanger, supported by Jason Covalle to recommend approval of the zoning ordinance amendments to include: *Home improvement/supply center - A retail business offering supplies, materials, products, equipment, tools and services for the construction, remodeling, alteration and improvement of buildings, landscape and property where, when practical, inventory is stored inside, but because of the size and nature of some supplies, materials, products and equipment, limited outside display and storage is permitted.*

*Allow Home Improvement/Supply Center as conditional use in the C-1 and C-2 districts and permitted use in the I-1 and I-2 districts.*

Motion passed unanimously.

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There were no public comments. Allan Hooper asked the commission if they wanted him to make recommendations for their cases going forward based on his research. And the commission members expressed that they do want him to continue to do so.

Motion was adjourned at 6:59p.m.

Respectfully submitted,

Pamela Perlos, Commission Secretary

Natalie Anderson, Recording Secretary



# Jackson County Planning Commission

Staffed by the Region 2 Planning Commission (R2PC)

120 W. Michigan Avenue • Jackson, MI 49201

Phone (517) 788-4426

## COORDINATED ZONING REPORT | #25-28

**To:** County Planning Commissioners

**From:** Kade Peck, R2PC Planner

**Date:** December 11, 2025

**Proposal:** **Updated section 150.006 and 150.145 of their ordinance adding language for Home Improvement/Supply Centers**

### Background Information

The township is proposing a zoning text ordinance adding language for this home improvement/ supply centers and adding it in as a conditional use for certain zoning districts.

### Analysis and Recommendation

**Township Planning Commission Recommendation** – The Summit Township Planning Commission approved the zoning text amendment at their November 2025 meeting. The amendment adds the definition for a use and adds it as a possible conditional use in certain zoning districts.

**JCPC Staff Analysis and Advisement** – Based upon this analysis, staff advises the Planning Commission to recommend **APPROVAL** to the Summit 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 Summit 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 150.006 & 150.145 SECTION Definitions & Permitted Conditional Uses  
The NEW SECTION reads as follows: (Attach additional sheets if more space is needed.)

Add new definition in 150.006: Home Improvement/Supply Center - A retail business offering supplies, materials, products, equipment, tools and services for the construction, remodeling, alteration and improvement of buildings, landscape and property where, when practical, inventory is stored inside, but because of the size and nature of some supplies, materials, products and equipment, limited outside display and storage is permitted.

Add Home Improvement/Supply Center as conditional use in C-2 & C-3 and as permitted use in I-1 & I-2 Districts in 150.145 (see attached)

C. **PUBLIC HEARING** on the above amendment was held on: month November day 18 year 2025

D. **NOTICE OF PUBLIC HEARING** was published/mailed on the following date: month November day 3 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: Jackson Citizen Patriot

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.

Jack Shelby ☒ Chair or ☐ Secretary 11 / 18 / 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

Home Improvement/Supply Center Zoning Ordinance Amendments

**Proposed Amendment: § 150.006 DEFINITIONS**

*Home improvement/supply center - A retail business offering supplies, materials, products, equipment, tools and services for the construction, remodeling, alteration and improvement of buildings, landscape and property where, when practical, inventory is stored inside, but because of the size and nature of some supplies, materials, products and equipment, limited outside display and storage is permitted.*

**Proposed Amendment: § 150.145 PERMITTED AND CONDITIONAL USES.**

<b>Zoning Use</b>	<b>C-2</b>	<b>C-3</b>	<b>I-1</b>	<b>I-2</b>
Home Improvement/Supply Center	C	C	P	P

# Summit Township Zoning and Land Use Application

Date Received: \_\_\_\_\_

Case#: 25-10-0013

Latest Update: \_\_\_\_\_

**① Complete portions of the application in the white areas.**

The Zoning Administrator will contact the applicant with scheduling and other information that may be needed.

Questions? Contact the Zoning Administrator:

517 788 4113 ext 234 or email: ahooper@summittwp.com

**② Application for:**

☐

Rezoning

☐

Site Plan Review,

Change or Renewal

☐

Planned Developments

☐

Conditional Use

☐

Home Occupation

☐

Administrative Site Plan

☐

Variance Request

☒

Other

**③ Applicant Information** (If applicant is different than owner, a letter from the owner to proceed will be required.)

Name (s): Summit Township Phone: \_\_\_\_\_

Address: 2121 Ferguson Rd Email: ahooper@summittwp.com

City: Jackson State: MI Zip: 49203

**④ Owner Information**

Name (s): \_\_\_\_\_ Phone: \_\_\_\_\_

Address: \_\_\_\_\_ Email: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

**⑤ Property Information**

Address or Location: Does not apply

Parcel Number(s) : \_\_\_\_\_

**Township Use**

Verify Parcel(s): \_\_\_\_\_

Property Size: \_\_\_\_\_ Current Zoning: \_\_\_\_\_

**⑥ Narrative Description of Proposed Use, Change or Variance Request** (attach additional pages as needed)

Amend zoning ordinance to include definition of "home improvement/supply center" and include this use as proposed permitted and/or conditional use in the C-2, C-3, I-1 and I-2 Districts

I (we) declare that the information provided in this application is true and accurate to the best of my (our) knowledge.

Signature of Applicant

Signature of Applicant

Date

**Township Use Below**

**⑦ Fees:**

Application Fee \_\_\_\_\_

Mailing/Advertising \_\_\_\_\_

TOTAL Fees \_\_\_\_\_

**⑧ Materials Requested:**

Site Plans: 24 x 36 \_\_\_\_\_ 11x17 \_\_\_\_\_ PDF ☐

Site Plan Checklist: PDF ☐

Environmental Checklist: PDF ☐

Survey: \_\_\_\_\_

**⑨ Agency Approvals**

☐

Michigan EGLE

☐

JDOT (Transportation)

☐

JCDC (Drain Comm.)

☐

JCHD (Health Dept)

☐

JCAP (Airport)

☐

Summit Twp DPW

☐

Summit Twp FIRE

☐

Other

**⑩ Key Dates**

**Meeting Dates:**

Planning Commission \_\_\_\_\_

County Planning Com. \_\_\_\_\_

Zoning Bd Appeals \_\_\_\_\_

Township Board \_\_\_\_\_

**Publication Dates:**

\_\_\_\_\_

\_\_\_\_\_

### Zoning Case Report: 25-09-0013

#### Home Improvement/ Supply Center Concept

Interest has been expressed by the owners of the former Summit Lanes to develop the property as a home improvement/supply center. The Township's only current ordinance provision for such a use is for a "lumber yard", a permitted use in the I-1 and I-2 Industrial Districts. Summit Lanes is in a C-2 (General Commercial) District, not an unusual district for home improvement centers like Lowes, Home Depot, Menards, etc.

For the potential conversion of Summit Lanes into this type of use, a definition of a retail "home improvement/supply" business would be necessary. Following is such a proposed definition and the suggested inclusion in the ordinance as a conditional use in the C-2 and C-3 Districts and as a permitted use in the I-1 and I-2 Districts.

*Home improvement/supply center - A retail business offering supplies, materials, products, equipment, tools and services for the construction, remodeling, alteration and improvement of buildings, landscape and property where, when practical, inventory is stored inside, but because of the size and nature of some supplies, materials, products and equipment, outside display and storage is permitted.*

Home Improvement/Supply Center	C	C	P	P
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Comparable Uses in the Jackson Metropolitan Area: Following are similar uses in the area, their location and their respective zoning:

Business	Locality	Zoning
Lowes	Blackman Twp	General Commercial
Blains Farm and Fleet	Blackman Twp	Highway Commercial
L&W Supply (Rosehill Rd – N of I-94)	Blackman Twp	General Commercial
Tractor Supply (Springport Rd)	Blackman Twp	General Commercial
Tractor Supply (E Michigan & US 127 South)	Leoni Twp	General Commercial
Menards	Leoni Twp	General Commercial
Amerhart (M-50 & US 127 South)	Summit Twp	Industrial

Blackman Township has similar uses in their ordinance as Summit but does not include "lumber yard". Their zoning administrator indicates they allow for home improvement type uses with a clause in their ordinance whereby outdoor storage is permissible where it is "incidental to the primary indoor use operated in a structure".

Leoni's ordinance allows retail operations in their General Commercial district associated with (1) lawn and garden, (2) paint, wallpaper and flooring, (3) furniture and furnishings, and (4) hardware and sporting goods.



**Summit Township  
Planning Commission  
November 18, 2025**

**Members Present:** Chairman, Jack Shelby; Vice Chair, Doug Beiswanger; Scott Blakemore; George Gancsos Jr.; Mike Way; Secretary, Pamela Perlos; Jason Covalle; Mark Cesarz.

Summit Township Zoning Administrator, Allan Hooper.

**Members Absent:** Thomas Biela

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Chairman Jack Shelby called the meeting to order at 6:10p.m.

A motion was made by Mike Way, supported by George Gancsos, to approve the minutes of the September 16, 2025, meeting. Motion passed unanimously.

A motion was made by Gancsos, supported by Doug Beiswanger, to approve the minutes of the October 14, 2025, meeting. Motion passed unanimously.

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**Case #25-09-0012: Request to Rezone portions of 2018 Spring Arbor Rd from RU-1 (Urban Residential) to C-1 (Local Commercial)**

Applicant, Dave Garcia, provided a brief introduction for his intentions with the property. The goal would be to install a building that would allow for several tenants. Currently, there are two potential tenants lined up—a coffee shop and a dental practice. Mr. Garcia is estimating an annual \$125k in property taxes.

The applicant was originally seeking to rezone to C-2, and George Gancsos asked why they changed it to C-1. Mr. Garcia explained that after reviewing their purposes, he felt that the C-1 fit much better.

The case was then opened for public comment.

**Jon Abbey (2038 Spring Arbor Road)** voiced concern regarding the selected parcel. As a neighbor, he expressed concern that if the parcel is rezoned, the applicant or future applicants may develop the property further than currently approved. He was informed by the board that future development is not something they can control at this time. He also expressed concern about an easement with this property that allows for his driveway. After providing his official paperwork, he was assured that he could not lose the easement.

**Alicia Abbey (2038 Spring Arbor Road)** also lives at the property adjacent to the parcel. She expressed that she does not see the need for the business as described by Garcia. Additionally, she is concerned about increased traffic by her house.

**Genevieve Nearnberg (913 Thomas Dr)** expressed concern regarding property values being decreased and about noise.

**Filip Abbey (2210 Smalley St.)** asked about the distance that new buildings would have to be from the current residences. The commission informed him that the ordinance requires there to be a fifteen foot buffer to adjoining residential zoned properties with a wall or landscape hedge four to six feet high. Filip also asked if the applicant or future developers could place more than one building on the parcel. Jack Shelby explained that, because of the size of the parcel, and other requirements (for example, a retention pond), further buildings would be naturally limited. It was also stated that all setbacks would need to be met regardless of the number of buildings.

**Thomas Okoniewski (920 19<sup>th</sup> St)** was concerned about increased traffic on Spring Arbor Road. A short discussion followed, and in the end, Jack Shelby and Allan Hooper encouraged him to reach out to Steve Shotwell, current County Commissioner over Summit Township.

**Cynthia Okoniewski (920 19<sup>th</sup> St)** doubled her husband, Thomas', concerns.

**Lorraine Hesslau (902 21<sup>st</sup> St)** expressed concerns regarding properties neighboring the site.

Public comment was then closed and the commission asked a few questions, allowing the applicant to respond.

Shelby asked if the applicant intended to add an access to the property on the West side. Mr. Garcia replied that speaking to that would be premature. Mark Cesarz asked if the applicant was considering putting in condos on the parcel, and was assured that it was not cost-effective to do so. Mr. Garcia also expressed that, while he understands the concerns of the public, the problems mentioned are preexisting, and that he believes property values may even be *increased*.

Jason Covalle asked if the lot was going to be connected to the applicant's development to the East or if it would be a standalone. The applicant answered that, no, it would *not* be connected his properties to the East.

The public comment portion of the case was closed. The only comment from the commission at this time was from George Ganscos who expressed his support for the applicant requesting a C-1 classification versus a C-2.

A motion was made by Ganscos, supported by Pamela Perlos to recommend approval of the request to rezone portions of 2018 Spring Arbor Road from RU-1 (Urban Residential) to C-1 (Local Commercial). Motion passed unanimously by roll call vote.

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### **Case #25-10-0013: Proposal to Amend the Zoning Ordinance to include the definition for a Home Improvement/Supply Center and determine its inclusion as permitted and/or conditional uses in the C-2, C-3, I-1 and I-2 Districts**

Allan Hooper briefly summarized the purpose of this amendment. At the time the zoning ordinance was written, home improvement centers (like Menards) were not known to exist and the ordinance does not address them. In expectation of future applications where a building like this may be requested, Mr. Hooper wanted to proactively amend the ordinance.

A discussion followed where Doug Beiswanger asked if the new verbiage would include stores selling to the general public versus something like a contractor's yard. It was decided that the ordinance amendment specifies "retail" which implies sales to the general public.

The commission reviewed the amendments recommended by Hooper. The only change was the addition of the word "limited" concerning the outdoor supplies a home improvement center could display. This was recommended by Jason Covalle.

A motion was made by Doug Beiswanger, supported by Jason Covalle to recommend approval of the zoning ordinance amendments to include: *Home improvement/supply center - A retail business offering supplies, materials, products, equipment, tools and services for the construction, remodeling, alteration and improvement of buildings, landscape and property where, when practical, inventory is stored inside, but because of the size and nature of some supplies, materials, products and equipment, limited outside display and storage is permitted.*

*Allow Home Improvement/Supply Center as conditional use in the C-1 and C-2 districts and permitted use in the I-1 and I-2 districts.*

Motion passed unanimously.

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There were no public comments. Allan Hooper asked the commission if they wanted him to make recommendations for their cases going forward based on his research. And the commission members expressed that they do want him to continue to do so.

Motion was adjourned at 6:59p.m.

Respectfully submitted,

Pamela Perlos, Commission Secretary

Natalie Anderson, Recording Secretary



# Jackson County Planning Commission

Staffed by the Region 2 Planning Commission (R2PC)

120 W. Michigan Avenue • Jackson, MI 49201

Phone (517) 788-4426

## COORDINATED ZONING REPORT | #25-29

**To:** County Planning Commissioners

**From:** Kade Peck, R2PC Planner

**Date:** December 11, 2025

**Proposal:** **New data center ordinance as well as well as text amendment updates.**

### Background Information

The township is proposing a new data center ordinance to regulate and provide guidelines for new data centers in the community.

### Analysis and Recommendation

**Township Planning Commission Recommendation** – The Henrietta Township Planning Commission approved the zoning text amendment at their November 2025 meeting. The amendment adds a new ordinance for data centers providing a variety of rules for new data centers in the township. The ordinance goes into performance standards, requirements for applicants, and decommissioning plans as well as other rules that are similar to other rules for other kinds of large developments.

Staff's believes that the changes appear reasonable, but wants to caution the township to loop in a lawyer in the process as data centers are a new use that townships are having to deal with rules could have legal implications that data centers would peruse if the ordinance does not meet legal scrutiny.

**JCPC Staff Analysis and Advisement** – Based upon this analysis, staff advises the Planning Commission to recommend **APPROVAL** to the Summit 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 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.)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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 \_\_\_\_\_ SECTION \_\_\_\_\_

The NEW SECTION reads as follows: (Attach additional sheets if more space is needed.) various text amendment  
clarifications, updates, and new ordinance

C. **PUBLIC HEARING** on the above amendment was held on: month 11 day 25 year 2025

D. **NOTICE OF PUBLIC HEARING** was published/mailed on the following date: month 11 day 7 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 Recorder & Morning Star

The PROPOSED ZONING AMENDMENT described herein was duly considered by the Township Planning Commission and will be forwarded to the Township Board with a recommendation to ☒ APPROVE or ☐ DISAPPROVE.

Nancy Hawley ☒ Chair or ☐ Secretary \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_ (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

It is in the public interest to proactively regulate data center development to ensure compatibility with surrounding land uses while also preserving community character, safeguarding public infrastructure capacity and minimizing land use conflicts. The provisions in this ordinance substantially advance, and are reasonably and rationally related to legitimate government interests.

“No matter where data centers end up getting built. The number of factors—from improvements in model efficiency, to advances in cooling technology, to changes in what kinds of energy gets added to the grid—could drastically change the amount of energy and water impacts that ends up being used over the years. There’s also a possibility that the AI/data centers bubble may burst, leaving a scattered collection of half-built projects and contracts around the country. (Power issues are already leaving some data centers sitting idle for years.” *Wired Magazine, 11-10-2025 If the US has to build data centers..., by Molly Taft*

## ***November 2025 Data Center Zoning Draft***

### **ARTICLE XXIV.2 Data Center**

#### **Section 2400.2a: Purpose and intent**

Data centers share many characteristics with heavy industry, particularly in terms of energy consumption, significant water usage, building scale and noise, leading to zoning and classification best handled as a separate category of use.

The purpose of this ordinance is to provide reasonable standards that address the unique characteristics of a data center for suitable siting, and operation of within the township.<sup>1</sup> These regulations are designed to: Protect the public health, safety, natural resources, and general welfare with compatible land uses.

- (a.) Minimize potential impacts and conflicts on surrounding residential and agricultural areas, particularly concerns related to noise, water use, electricity consumption, and visual impacts.
- (b.) Ensure that the development's infrastructure needs provide concurrency, are sustainable, and consistent with the spirit and intent of the Township's Master Plan.
- (c.) Provide a clear and predictable review process for developers while retaining local control over development.<sup>1</sup>

#### **Section 2400.2b: Definitions**

**Applicant:** used in this Ordinance context includes owner(s), operator(s), developer(s), occupant(s).

**Data Center** (high-density technology facility): A building or campus of buildings primarily used to house computer servers, associated communications equipment, and other technology infrastructure for the centralized storage, management, and dissemination of data and

information, and similar activities. The use includes associated backup power generation systems, cooling towers, and security facilities.

**Accessory Small Data Center** (micro, edge, modular), an accessory facility where power is limited to a range from one to five megawatts, low power usage effectiveness (PUE), and incorporates zero-water cooling systems.

**Hyperscale Data Center:** A large-scale data center development typically covering over 200,000 square feet, requiring significant electrical and water infrastructure, and often built for a single technology client.

**Enterprise Data Center:** A data center that meets the criteria for sales and use tax exemptions under Michigan law, which requires a minimum \$250 million capital investment and the creation of at least 30 jobs.

**Peak shaving:** Management strategy to reduce a facility's highest power consumption periods with onsite energy storage system.

#### **Section 2400.2c: Permitted Use Standards:**

Accessory Small data center as defined, is an accessory use on the same site to a permitted primary use in the Commercial -3 District, or the Industrial District. The site's primary user operates the data center for its own data; and its support systems does not exceed 25% of the gross floor area. The accessory use may need to follow standards stated throughout this Ordinance, if nuisance impacts are projected and/or occur with a development.

#### **Section 2400.2d: Conditional Use Standards:**

A data center is only permitted by a Conditional Use Permit issued by the Township Board following a recommendation from the Planning Commission.

**Zoning Districts:** Data centers are listed as conditional use only in districts designated for Commercial-3 or Industrial, where compatible with infrastructure resources, and the township's master plan.

#### **1. Application requirements:**

In addition to the standard site plan, and conditional use permit requirements, other applicable zoning, and local, state, and federal permits, applicants for a data center permit shall submit:

**2. Environmental Impact Assessment and Feasibility Study:** A detailed report assessing the project's impact on local air quality, water resources, wildlife habitats and migration patterns, and any designated wetland or rare or unique habitats, and natural areas. Risk assessment pursuant to Environmental Management System ISO 14001 standards.<sup>8</sup> This report shall be prepared by a licensed Environmental Engineer, and will be funded by the developer.<sup>3</sup>

(a) A water feasibility study shall include estimates indicating the facility's annual water consumption.

**3. Noise & Vibration Study:** A professional acoustical engineer licensed in Michigan in accordance with ISO 9613 standards<sup>2</sup> shall prepare a study detailing noise levels capture at daytime (7 am to 10 pm) and nighttime (10 pm to 7 am) at the property line, as well as within a 3,000 feet radius of the development; of dBA- weighted scale (captures loud flat frequency response), and dBC- weighted scale (captures low frequency sound & vibration), of ambient sound levels establishing a pre-development baseline. Sound levels shall not exceed 5 dBA and 5 dBC of baseline ambient sound levels at the property line. Within six months after the facility's occupation, a post-development sound study from all operational equipment, including generators, transformers, and cooling systems must be submitted to the zoning administrator (or designated township official). All Noise and vibration study reports are to be funded by the developer.<sup>3</sup>

(a.) Use of noise insulating products, aisle layout, and enclosed generator placement may be required to mitigate nuisance noise.

**4. Air Pollution Plan:** Steam containing dissolved minerals, chemical impurities, carbon emissions, dust, debris, and chemical emissions shall require filtering and drift eliminators to mitigate pollution from cooling exhaust and shall meet regulatory compliance standards for environmental emissions and public safety standards.

**5. Traffic Study:** An analysis of traffic impacts during construction and ongoing operations shall be prepared by a licensed traffic engineer. The study must address effects on local roads and recommend any necessary improvements and/or repairs, which may be funded by the developer.<sup>3</sup>

(a.) The applicant may be required to enter into a road maintenance agreement with the Jackson County Department of Transportation to maintain roads utilized during construction in a well-maintained manner that ensures pedestrian and traffic safety.

**6. Utility Capacity Study:** Documentation from all utility providers confirming adequate capacity to support the data center's operations, provide an interconnection agreement from the electric service provider indicating that capacity is available, the data center will be serviced, and demonstrating how all necessary infrastructure will be funded by the developer. Known impacts on electric rates or availability for other purposes directly attributed to the data center project should be noted.

(a.) At least one sustainable or renewable energy technology must be integrated into the design.

**7. Water Conservation Plan:** A plan detailing strategy to minimize water usage, including recycling water through closed -loop cooling systems, immersion cooling, use of non-potable water system, or hybrid system, water recycling, and release procedures, and capturing stormwater on-site. Open-loop or once-through cooling, or evaporative cooling techniques is prohibited. A data center proposal in the area would need to consider the Township's limited groundwater supplies and potential for water quality issues.<sup>4</sup> All applicable local, state, federal permits will be required.



(a.) If the proposed data center is to rely on non-public water sources, the applicant shall submit an analysis of raw water needs from groundwater, and/or surface water, from private sources indicating quantity of water required. A water feasibility study shall be provided at developer's expense.<sup>3</sup>

(b.) If the source of water is from a municipal system that could be extended to the projects location, at the applicant's expense; the applicant shall submit documentation that the public authority including permits from the Jackson County Drain Commission, and Jackson County Health Department, and other applicable agencies, will supply the water needed.

**8. Emergency Response Plan:** A plan detailing security measures, ~~and~~ fire safety protocols, National Fire Protection Association (NFPA), and Occupational Safety and Health Administration (OSHA), applicable standards, including the specific risks associated with lithium-ion batteries and other electronic components, shall be followed. The plan must be reviewed and approved by the Henrietta Township Fire Department.

**9. E-Waste Plan:** The plan must demonstrate a sustainable IT lifecycle strategy, recovery of metals, plastic, and other components, and refurbish or repurpose, recycle, and other methods that reduce electronic waste in landfills and unregulated dumpsites.

#### **Section 2400.2e. Development Review Standards:**

Any approved data center shall adhere to the following standards:

**1. Setbacks:** Minimum setback requirements from all non-participating properties shall be a minimum of three hundred (300) feet.

(a) Setbacks may be subject to change based on site evaluation, and mitigating potential negative impacts, and ensuring site design is appropriate for the land's topographic features.

**2. Sensitive Area Setbacks:** Data Center development shall not be located within a FEMA floodplain, and State of Michigan designated wetlands. Or within 300 feet of a riparian shoreline, rare or unique habitats, cultural and historic resources, and/or a government and/or non-governmental wildlife management areas, public parks, and scenic public trail corridors. No earth disturbance from land development, or storage or stockpiling of materials shall occur within a sensitive setback area.

**3. Land coverage** of all impervious surfaces shall not exceed fifty (50) percent.

**4. Screening and Landscaping:** A robust perimeter landscaping plan, including native plants, and berms (up to eight (8) feet) based on topography; shall be required to screen the facility from adjacent residential properties and public roads. Three or more rows of native evergreens, if required (at least five (5) feet in height) shall be place where they will best reduce noise from the facility. All plantings shall be maintained in good health. Subject to the provisions of Zoning Ordinance: Article XIV Landscape.

**5. Perimeter fencing** shall be wildlife-friendly. Subject to the provisions of Zoning Ordinance: Article XXIV, Section 2401 Definitions.

**6. Height Limits:** A maximum building height of fifty (50) feet shall be established for all principal and accessory structures.

**7. Lighting:** All exterior lighting shall be full cutoff, shielded, and directed downward to prevent atmospheric light pollution into adjacent properties and public roadways. Subject to the provisions of Zoning Ordinance: Article XIV.1, Lighting.

**8. Emergency Generators:** The use of backup generators shall be limited to testing Monday - Friday between the hours of 9 a.m. and 4 p.m. or as may be required by EGLE (rule 224-225); commissioning, and actual emergencies. Any generators must be housed within sound-attenuating enclosures to mitigate noise. Onsite generators must meet or exceed EPA Tier 4 emissions standards.<sup>5</sup>

**9. Sustainable Water and Energy Use:**

(a.) The use of private well(s) at a data center site may be limited or prohibited depending on the location. Strategies highly encourage water usage effectiveness (WUE) metrics, implementation of advanced cooling systems, immersion cooling, closed-loop systems, zero water cooling, and non-potable water systems.

(b.) Energy efficient IT hardware and power management systems as peak shaving, dynamic load balancing with power enhancement that adjust power consumption based on workloads, and systems that optimize server usage; waste heat reuse, integrated renewable energy sources, and track power usage effectiveness (PUE) metrics may be required.

(c.) **Utilities Interconnection:** No grid-connected Data Center facility shall be installed until the owner(s) and/or operator(s) submit a completed interconnection agreement with the electric utility in whose service territory the facility is located. Certificate by Midcontinent Independent System Operator (MISO), the regional transmission organization, stating that sufficient power is available is required.

**10. Water & Sewer Connection** to neighboring municipal, may be required in adjacent locations to infrastructure. Any private wells within two thousand (2,000) feet must be monitored, with the data center liable for any water-related issues.<sup>6</sup>

(a) **Resident Potable Water Protection:** A well servicing potable water to a residence or dwelling place located within 2,000 feet of the data center's property is negatively impacted so as to cause the residence or dwelling to lose access to its potable water source, applicant shall provide such residence or dwelling bottled or other form of water by (1) providing all inhabitants of such dwelling or residence bottled or other form of water within 24 hours until a new well or source of permanent potable water can be provided; (2) providing such inhabitants facilities for bathing while a new permanent source of potable water can be provided; and (3) providing a new source of permanent potable water for a dwelling or residence such as a new well. Applicant must provide these without charge to the impacted residents.

(b) The Jackson County Drain Commission permit shall review, and approve the facility's plan to minimize, mitigate, and repair any stormwater and drainage impacts. Surface and stormwater changes in drainage patterns shall not impact surrounding properties.

5

Soil disturbance within 500 feet of a lake or stream shall be reviewed, and require a Soil Erosion and Sediment Control permit.

**11. Architectural Design:** The exterior appearance of all buildings shall be aesthetically compatible with the rural character of the township. Building designs should mitigate nuisances, and integrate or blend into the site's environment using a "stealth" approach for security. Incorporate "green " or LEED<sup>9</sup> building techniques, minimize impervious surfaces, preserve mature trees, and plant pollinator habitats are encouraged.

**12. Telecommunications Interference.** The owner(s) and/or operator(s) shall identify electromagnetic fields and communications interference generated by the project. Adequate setbacks shall be provided to mitigate the interference.

**13. Maintenance, and Enforcement.**

(a.) No owner(s), developer(s), operator(s), and/or occupant of property shall fail to maintain, to the standards of this Section, landscaping and screening materials shown on a site plan or building permit application.

(b.) No certificate of approval or zoning compliance permit shall be issued unless the provisions of this Section have been met. Where compliance is not possible because of the season of the year, or other just reason, the Zoning Inspector, or designated township official, shall be authorized to issue a temporary certificate of approval and establish a specific number of days for completion of the landscaping and/or screening conditioned upon the posting of a performance guarantee in the form and amount, and in accordance with the procedure provided under Section 2400.2e (15), below, except that this provision shall be administered by the Zoning Inspector rather than the Planning Commission. When the improvements have been completed in accordance with the plans submitted, and assuming all other requirements have been met, a permanent certificate of approval and/or zoning compliance permit may be issued.

**14. Performance Guarantee for Improvement.**

Deposit requirement: At the time of issuance of a permit authorizing an activity or project, the Planning Commission may recommend to the Township Board, as a condition to issuance of the permit, a deposit with the Township Clerk of cash, certified check, irrevocable letter of credit, or a surety bond having a form and issuer acceptable to the Township Attorney covering the cost of "improvements" associated with the activity or project for which the permit is sought. The deposit requirement shall not be mandated if and to the extent a like deposit has been made pursuant to the Subdivision Control Act, MCL 560.101, et seq.

(a.) The permit applicant may propose to the Township Clerk or designated representative a schedule pursuant to which portions of the deposit are to be returned in relation to the ratio of

work completed on the required improvements as work progresses. The Township Clerk or designated representative shall review the proposal, and, if reasonable, may establish a schedule as submitted by the applicant or as modified as the Township Clerk or designated representative deems appropriate.

(b.) In establishing the requirement for the performance guarantee, a specific number of days for completion of the improvements, and the amount of the security shall be specified by the Planning Commission.

(c.) If the improvements have not been completed on or before the date specified for completion by the Planning Commission, all, or part of the performance guarantee posted by the applicant, as needed for completion, may be utilized upon direction by the Township Board.

**15. Decommissioning and Final Reclamation Plan:** A plan outlining the process for dismantling the facility and restoring the site should the data center cease operations. The owner(s) and/or operator(s) shall submit a decommissioning plan to ensure that the owner(s), developer(s), and/or operator(s) properly removes the equipment and facilities upon the end of the project life or in the event they are not in commercial operation for one-year in consecutive months. The plan shall include provisions for the removal of all structures and foundations, the removal of all electrical transmission components commencing when the soil is dry to prevent soil compaction, the restoration of soil and native perennial vegetation, and/or cover crop to stabilize soil and reduce erosion, and a soundly-based plan ensuring financial resources will be available to fully decommission the site. The Township may require the owner(s), developer(s), and/or operator(s) to post a bond, letter of credit, or establish an escrow account, to be reviewed and updated by a third party with expertise in decommissioning at owners/operators' expense, every five (5) years to ensure property decommissioning.

**16. Complaint Resolution.** The operator of the data center facility must provide operator(s) contact information to the Henrietta Township Clerk to use in the case of resident complaints.

Also, the operator must install a sign containing the phone number to the Henrietta Township offices that is visible from the road for residents to use to call in case of a complaint or an emergency. The Township will field these calls and contact the data center operator as necessary.

(a.) **Annual Compliance Review:** As a condition of a conditional use permit, the owner, operator, and/or permittee shall reimburse the Township for an annual professional and independent inspection of the operations. The purpose is to determine conformance to this Ordinance, site plan, and conditional use permit.

**17. Liability Insurance.** The applicant shall provide and maintain a liability insurance policy to cover property damage for surface and/or subsurface occurrences and bodily injury in an amount not less than Four Million (\$4,000,000.00) Dollars per occurrence, in any combination

of primary and umbrella coverage, naming Henrietta Township, its elected officials and appointed officials as additional named insureds and provide a copy of this policy to the Township Clerk prior to starting construction. Said insurance shall provide an endorsement which provides that the general aggregate limit of the operator's commercial and general liability applies to the site. Henrietta Township must be sent a notice of intent to cancel the insurance not less than twenty (20) days before the cancellation thereof. The policy is subject to the review of the Township's attorney prior to acceptance. Failure of the operator, or any persons, firm or corporation named in the policy to maintain the insurance shall be cause for termination of the permit.

The minimum required insurance amount shall be adjusted annually on January 1st of each year, based on the percentage change in the U.S. Bureau of Labor Statistics Consumer Price Index for All Urban Consumers (CPI-U) from the previous calendar year. The adjusted amount shall be calculated as follows:  $\text{New Amount} = \text{Previous Year's Amount} \times (1 + \text{Annual Percentage Change in CPI-U})$

In addition to commercial general liability insurance consider requirement for: Cyber Liability Insurance, Commercial Property Insurance, Business Interruption Insurance, & copy of Workers' Compensation Insurance

**18. Indemnification.** The applicant is required to agree in writing, subject to the acceptance of the Henrietta Township Attorney, to defend, indemnify, and hold harmless the Henrietta Township Board of Trustees, and its officers, agents, and employees, against any claims, demands, damages, lawsuits, judgments, costs, liens, losses, expenses, and attorney fees resulting from the installation, construction, repair, replacement, operation, or maintenance of the proposed BESS facility to the extent caused by the applicant, its contractors, its subcontractors, and the officers, employees, or agents of any of those.

**19. Change of Ownership.** The township must be notified in advance of any change in ownership, developer(s), operator(s), and/or occupant of property of a Data Center facility. The following information shall be provided in the notification: (i) The current owner's name, address, and contact information (email and phone number). (ii) The proposed new owner's name, address, and contact information (email and phone number). (iii) The property address, including Parcel ID number. (iv) If there is to be a change in responsibility for oversight and operation of the system, the name, address, and contact information for the new operator (email and phone number) will be required, as well as any other pertinent information requested.

**20. Planning Commission Review:** Due to ever-changing technical capabilities of this industry and of new technology in general, the planning commission shall have the authority to review and consider alternatives in both dimensional requirements as well as physical development requirements found within this Ordinance.

## **Section 2400.2f: Review and approval process.**

1. **Pre-Application Meeting:** Prior to submitting an application; it is recommended that the applicant hold a pre-application meeting with the Township Planning Commission to discuss the proposal.
2. **Public Hearing:** Public hearing, conditions of approval, and Township Board reviews are subject to the provisions of the Michigan Zoning Enabling Act (MZEA), PA 110 of 2006, and other applicable State Acts. <sup>7</sup>.
3. **Conditions of Approval & Township Board Review:** The Township Board shall make the final decision on the special land use permit based on recommendations from the Planning Commission, adherence to ordinance standards, and potential impacts on the community. The Township Board may impose reasonable conditions on the conditional use permit to ensure compliance with the ordinance, protect the public, and mitigate impacts.
4. **Violations and penalties:** Any violation of this ordinance or the conditions of an approved Conditional Use Permit shall be subject to penalties as defined in the Township's general ordinance.
5. **Severability:** If any section of this ordinance is found to be invalid by a court of law, the remainder of the ordinance shall not be affected.
6. **Repeal:** All other ordinances inconsistent with the provisions of this Ordinance are hereby repealed to the extent necessary to give this Ordinance full force and effect.
7. **Effective date:**

This ordinance shall take effect [Insert Number] days after its publication following its adoption.

## **Footnote References:**

1. See: Section 205, Michigan Zoning Enabling Act, 2006 PA 110, MCL 125.3201 as amended.
2. ISO 9613 standards calculate how sound attenuates or weakens as it travels outdoors. It predicts environmental noise levels by factors of distance, atmosphere absorption, ground, and barriers.
3. If required, applicants must pay for reports, plans, or studies; made by a registered, professional, certified, or qualified individual; selected by the Township Board or their designated official.
4. Note: The Saginaw formation is a complex geological formation that underlies the township and northern Jackson County. It consists of sandstone and shale, highly permeable, and potentially unfavorable for high capacity well flows due to potential supply limitations and

recharge that may impact surrounding private wells, and Upper Grand River Watershed surface water. USGS Summary of Hydrogeologic Conditions by Michigan County; Flowing Wells in Michigan USGS survey

5. Environmental Protection Agency Tier 4 emissions standards require applications resulting in 90% reduction in harmful pollutants of particulate matter (PM) and nitrogen oxides (NOx).

6. State mandated isolation distances from 800 feet to 2,000 feet, depending on the type of well. Part of 127 of Act 368, PA 1978; and Act 399, PA 1976.

7. The Township is subject to the Michigan Zoning Enabling Act, PA 110 of 2006; MCL Section 125.3401 & 125.3101 & 125.3103. Public Hearing Notice procedures; the Open Meetings Act (OMA) 267 of 1976, MCL Section 15.263.3(1), and the Freedom of Information Act (FOIA) precluding it from entering into Nondisclosure Agreements (NDAs), due to lack of transparency, and accountability. Only genuine "trade secrets" are exempt from FOIA.

8. Risk assessment ISO 14001 standards proactively process, identify, evaluate, and address risk, and opportunities that could impact environmental detectives to mitigate potential negative impacts as energy use, waste, and resources consumption. The ISO is required for Environmental Management System (EMS) ensuring compliance with all environmental regulations.

9. Green or Leadership Energy Environmental Design (LEED), use strategies for energy efficiency, water conservation, sustainable materials, indoor environmental quality, and responsible waste management.

## MINUTES FROM 11/25/2025 PUBLIC HEARING

(By E. Koepfgen, Recording Secretary)

Members present: N. Hawley (chairperson), J. Duszynski, A. Faist, T. Kinch, T. Rowe, R. Troman.

### **1) Call to Order**

- a) Public Hearing Meeting called to order at 7:00 p.m.
- b) Pledge of Allegiance

### **2) Public Comment**

- a) No comments at start of public hearing.

### **3) Proposed Amendments**

Handouts detailing proposed text amendments were distributed and reviewed by commission members. Given number of items, each proposed amendment was discussed in turn with additional opportunity provided for Public Comment.

- a) Add text to Article 1, Section 105- Restoration & Uses of Damaged Nonconforming Buildings & Structures
  - Add (a.) Special Provision on nonconforming structure to rebuild in existing footprint.
  - Public Comment
    - None
  - Resolution: R. Troman made motion to recommend the amendment as presented. T. Rowe seconded. Motion to recommend approved unanimously.
- b) Section 112-Future Subdivisions- Condominiums
  - Add (3) Keyholing/ anti-Keyholing / anti-funneling. (This is compatible support of Township Ordinance 3 21). Waterfront lot access limited to single-family dwelling.
  - Public Comment
    - J. Duszynski of Hankerd Rd inquired if existing keyhole properties would be affected. N. Hawley clarified that existing properties would still have access.
  - Resolution: T. Rowe made motion to recommend the amendment as presented. R. Troman seconded. Motion to recommend approved unanimously.
- c) Section 122- Cargo Containers & Portable Storage Containers



- Change time limits (a) to 1 year then 90 days if necessary; Add (c) Extension request for 90-days if requested & necessary, after occupancy and/or permit is final.
  - Public Comment
    - None
  - Resolution: T. Rowe made motion to recommend. R. Troman seconded motion. Motion to recommend approved unanimously.
- d) Article I, General Provisions, Definitions.
- Section 201.123 add Funneling/ Keyholing.
  - Section 201.124, add Backlot / non-riparian property.
  - Section 201.125, add Community benefits agreement.
  - Public Comment
    - None
  - Resolution: J. Duszynski made motion to recommend. T. Kinch seconded motion. Motion to recommend approved unanimously.
- e) Article IV, Agricultural District: Section 403- Size of Premises
- Add/clarify size (3) all parcels, minimum road frontage of 120 feet and add: (4) Agricultural farm building on five (5) acres or more; road front exemption.
  - Public Comment
    - J. Duszynski, of Hankerd Rd, inquired if potential irregular shapes had been taken into consideration and suggested clarification was needed for property depth.
  - Resolution: R. Troman made motion to recommend. T. Kinch seconded motion. J. Duszynski declined motion, all others approved. Motion carried.
- f) References: Article VI, Section 605. Residential-2
- Add (5) subject to Section 112 Keyholing / anti-funneling.
  - General consensus to send to Township Board for approval.
- g) Article IX, C-3, Commercial District
- Section 951 Add (11) Small data center accessory use; Section 952 add (6) data center subject to provisions of Article XXIV.2; and add section 960 proof of adequate infrastructure. Add language referencing Community benefits agreement.
  - Public Comment
    - None.
  - Resolution: R. Troman made motion to recommend. T. Kinch seconded. Motion to recommend approved unanimously.
- h) Article X I-1, Industrial District

- Section 1000 add text from C-3 to purpose, add Section 1009 proof of adequate infrastructure, section 1001 change (1) to 200 ft. Add (v) Small Data Center accessory., Change (2) to 300 ft & (3) to 100 ft. Section 1003 add (5) Data Center; and Lot Area add (4) one acre & 160 ft road frontage; and Add (5) Percentage of land coverage.
  - Public Comment
    - None
  - Resolution: J. Duszynski made motion to recommend. T. Kinch seconded. Motion approved unanimously.
- i) Article XXIV.2 Data Center
- Public Comment
    - J. Duszynski of Hankerd Rd indicated that he did not think Henrietta Township was an appropriate location for a data center.
    - E. Koepfgen of Kennedy Rd stated that she thought the required minimum setback should be greater if next to residential or sensitive populations, to reduce potential pollution exposure.
  - Resolution: J. Duszynski made motion to recommend. T. Rowe seconded. Motion to recommend approved unanimously.

#### **4) Public Comment**

- None

#### **5) Adjournment**

- A motion to adjourn was made by J. Duszynski, seconded by R. Troman and passed unanimously by the remaining Commission Members.
- Regular meeting adjourned at 8:08 p.m.



# Jackson County 2026 Citizen Planner Program

A Land Use Training and Certificate Course for  
Community Land Use Decision-Makers

## Jackson County Citizen Planner

Begins Thursday

**January 29, 2026**

**6:00—9:00 PM**

Classes held in person at:

Wellwise Services  
107 Chicago St, Brooklyn, MI

Dates: January 29, February 5,  
12, 26, March 5, and 12.

**\*No class on February 19\***

Citizen Planner is a time-tested educational program proven to be comprehensive without being overwhelming. The program is delivered "locally" to provide a convenient way for busy community leaders to obtain the latest technical knowledge and the proficiency they need to perform their duties more effectively and responsibly.



## Citizen Planner Classroom Sessions

Citizen Planner instructors include MSU Faculty, MSU Extension educators, planners and attorneys. The core classroom program consists of six sessions:

- **Understanding the Planning and Zoning Context** – Learn the legal sources and limitations of planning and zoning authority, and explore your understanding of ethical decision-making.
- **Planning for the Future of Your Community** – Recognize the function and importance of a master plan, know the process for developing one and its relationship to zoning.
- **Implementing the Plan with Zoning** – Discover the importance of zoning, learn how zoning is administered and gain confidence in your zoning reviews, including site plans.
- **Making Zoning Decisions** – Learn how to adopt and amend a zoning ordinance, understand the role of the zoning board of appeals and obtain skills in basic property development methods.
- **Using Innovative Planning and Zoning** – Strategize with placemaking and design-based solutions for local and regional success in the New Economy.
- **Successfully Fulfilling Your Role** – Strengthen your ethical decision-making skills, apply standards to your decision-making and know when to ask for help.

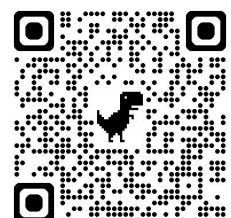


**The Jackson County Citizen  
Planner Program is a partnership  
with Jackson County**

## Contact

Kara Kelly: [cplanner@msu.edu](mailto:cplanner@msu.edu)

Visit <http://citizenplanner.msu.edu>.



# Jackson County Citizen Planner



Michigan State University Extension programs and materials are open to all without regard to race, color, national origin, gender, gender identity, religion, age, height, weight, disability, political beliefs, sexual orientation, marital status, family status or veteran status. Issued in furtherance of MSU Extension work, acts of May 8 and June 30, 1914, in cooperation with the U.S. Department of Agriculture. Quentin Tyler, MSU Extension, East Lansing, MI 48824. This information is for educational purposes only. Reference to commercial products or trade names does not imply endorsement by MSU Extension or bias against those not mentioned.

## Classes: Thursdays, January 29 - March 12

### Understanding the Planning and Zoning Context

Thursday, January 29, 2026  
6:00 pm—9:00 pm

### Planning for the Future or Your Community

Thursday, February 5, 2026  
6:00 pm—9:00 pm

### Implementing the Plan with Zoning

Thursday, February 12, 2026  
6:00 pm—9:00 pm

### Making Zoning Decisions

Thursday, February 26, 2026  
6:00 pm—9:00 pm

### Using Innovative Planning and Zoning

Thursday, March 5, 2026  
6:00 pm—9:00 pm

### Successfully Fulfilling Your Role

Thursday, March 12, 2026  
6:00 pm—9:00 pm

## Course Location

Wellwise Services  
107 Chicago St, Brooklyn, MI

## Local Contact

Harmony Gmazel: gmazelh@msu.edu

## Course Fee

The course fee is \$250 per participant for the complete core program. The fee covers registration and course materials. A group (4 or more) discount is available. Participants that complete all six sessions will receive a certificate of completion.

## How to Register

Online registration is available at <https://events.anr.msu.edu/CPJackson2026/>. Payment can be made by credit card, check; an invoice is created with registration. Group registration is also available online. A \$45 cancellation fee is assessed if registration is canceled after **January 16, 2026, the registration deadline**.



## Grants/Scholarships

A grant program, Risk Reduction Grant Program (RRGP), may be available from your community's liability insurance provider. Michigan Township Participating Plan offers to its municipal members one per community, which covers the complete registration cost reimbursement for completion of the Citizen Planner Program. For more information, please visit us on the web at [www.theparplan.com](http://www.theparplan.com). For member governments of the Michigan Municipal Risk Management Authority (MMRMA), contact **Cara Ceci** at 800-243-1324 for more information regarding grants for education and training through the Risk Avoidance Program (RAP). For municipalities obtaining insurance through Nickel & Saph, Inc. Insurance Agency contact **Stephen R. Saph, Jr.** at 586-463-4573 or [stephenjr@nickelsaph.com](mailto:stephenjr@nickelsaph.com). Contact your local community liability risk insurance carrier to see if similar grants or scholarships are available.

## Persons with Disabilities

Persons with disabilities may request accommodations by emailing Kara Kelly ([cpplanner@msu.edu](mailto:cpplanner@msu.edu)) two weeks prior to the event to ensure sufficient time to make arrangements. Requests made less than two weeks prior to the event will be met if possible.



# 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 | #25-30

**To:** County Planning Commissioners

**From:** Kade Peck, R2PC Planner

**Date:** December 11, 2025

**Proposal:** **Rezoning parcels 000-19-15-326-022-01, 000-19-15-326-022-03, 000-19-15-376-002-05, 000-19-15-326-022-04, totaling 19.5 acres off of Ocean Beach Road Jackson County, Columbia Township, from Local Commercial (C-1), Residential Suburban (RS), Residential Lakefront Suburban (RLS), and Agricultural (AG) to Planned Unit Development (PUD).**

### Request

The subject property is proposed for rezoning to Planned Unit Development (PUD) from Local Commercial (C-1), Residential Suburban (RS), Residential Lakefront Suburban (RLS), and Agricultural (AG).

### Purpose

The Rezoning Worksheet Form states that the purpose of the proposed change is to have a planned unit development with previous uses from their previous zonings. These uses would include uses of a existing restaurant/bar, existing retail, existing apartment, existing single family, new rental cottages, new commercial parking, and an open space recreation area.

### Location and Size of the Property

The parcels proposed for rezoning is located in the Southeast section of Leoni Township. The subject parcels are 19.5 acres and is currently zoned local commercial, residential suburban, residential lakefront suburban, and agricultural.

### Land Use and Zoning

**Current Land Use** – The properties currently have a beach bar, gear garage, and one home. The North is residential, the South is residential, the East is woods, and the West is Clark Lake.

**Future Land Use Plan** – No mention on documents.

**Current Zoning** – The property is zoned Local Commercial (C-1), Residential Suburban (RS), Residential Lakefront Suburban (RLS), and Agricultural (AG). The North is Multi-Family Residential, The South is Residential Suburban, The East is Agricultural, The West is Residential Lakefront.

. The North and West is Residential. The South is Office and the East is Office.

### Public Facilities and Environmental Constraints

**Water and Sewer Availability** – Sewer is available, water is not available.

**Public Road/Street Access** – Ocean Beach Road provide access to the road.

**Environmental Constraints** – None mentioned.

**Analysis and Recommendation**

**Township Planning Commission Recommendation** – The Summit Township Planning Commission approved the rezoning at their December 2025 meeting.

**JCPC Staff Analysis and Advisement** – The proposed use is interesting as it combines the already present uses and adds uses onto the property area. The uses are similar to nearby uses, and PUDs can be a good choice for allowing mixed uses in one area and much of the property will keep previous uses there. Staff recommends **Approval** of the rezonings.

*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 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.)

000-19-15-326-022-01 / 000-19-15-326-022-03 / 000-19-15-326-022-05 / 000-19-15-326-022-04.  
1.527 ac.      11.1 ac.      5.79 ac.      1.02 ac.      = 19.5 ac. Total  
All Section 15 (SW)

1. The above described property has a proposed zoning change FROM Residential Suburban / Residential Lakefront Suburban / Local Commercial / Agricultural ZONE TO Planned Unit Development (PUD) ZONE. (RS, RLS, C-1, etc.)
2. PURPOSE OF PROPOSED CHANGE: PUD - Existing Uses to Remain (Restaurant, Bar, Retail, Office, commercial, 1 Residence) Plus 8 Small Rentals/Cottages, Several New homes, Parking & open Space Rec. area.

**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 December day 4 year 2025
- D. **NOTICE OF PUBLIC HEARING** was published/mailed on the following date: month NOVEMBER day 18 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 12 / 04 / 2025 (enter date)

Betsy  
Zoning Admin.

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

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

\_\_\_\_\_, Recording Secretary \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_ (enter date)

**TOWNSHIP BOARD ACTION:**

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

\_\_\_\_\_  
Township Clerk

## REZONING WORKSHEET FORM



### JACKSON COUNTY PLANNING COMMISSION (COORDINATING ZONING)

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

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

Township of: Columbia Charter Twp. Township Case #: 2025-0219.10  
Township official we may contact: Brittany Stein Phone #: (517) 592-2000  
Applicant: John Collins / Ocean Beach Properties LTD Phone #: (517) 740-5941  
Rezoning Request: From: RS/RLS/C-1/AG ( ) To: Planned Unit Development (PUD)  
Property Location: Section(s): 15 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"): 19.5 acres (4 parcels)  
000-19-15-326-022-01 / 000-19-15-326-022-03 / 000-19-15-376-002-05 / 000-19-15-326-022-04.  
Please attach location map ☒ Yes ☐ No  
What is the existing use of the site? Beach Bar & Gear Garage (Restaurant, Bar, Apartment, Retail)  
and one Home.  
What is the proposed use of the site? Same plus 8 small rental homes & single-  
& Two-Family homes.  
What are the surrounding uses (e.g.: agriculture, single-family residential, highway commercial, etc.)?  
North: Multi-Family & Single-Family Homes. South: Single-Family Home  
East: Woods / Vacant AG land. West: Clark Lake  
What are the surrounding Zoning Districts?  
North: Multi-Family Residential (R-MF) South: Residential Suburban (RS)  
East: Agricultural (AG) West: Clark Lake (Residential Lakefront) RLS  
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 Ocean Beach Rd.  
Are there any known environmental constraints on the site? ☒ Yes ☐ No  
☒ Wetland(s) ☐ Floodplain(s) ☐ Brownfield(s) ☐ Soil(s)  
☒ Other (please specify) Goose Creek & existing dam east of Ocean Beach Rd.  
(dam not on property)

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.



# **COLUMBIA CHARTER TOWNSHIP**

## **Planning Commission**

**Columbia Charter Township Hall  
8500 Jefferson Road, Brooklyn, MI, 49230**

**December 4, 2025, at 7:00pm**

## **AGENDA**

\* The Planning Commission welcomes Public Comments. \*

\* Anyone wishing to address the Board should only do so once recognized by the Chairperson. \*

\* Comments shall be limited to three minutes. \*

**1. Call to Order**

**2. Pledge of Allegiance**

**3. Roll Call**

**4. Approval of Agenda**

**5. Approval of Meeting Minutes**

September 11, 2025, Planning Commission Meeting Minutes

**6. Public Comments**

(Unrelated to agenda items) (Limited to 3 minutes per participant)

**7. Old Business**

**8. New Business**

**a. Public Hearing:**

**Zoning Map Amendment**

**Applicant/Owner:** John Collins / Ocean Beach Properties LTD.

**Location:** 3505 Ocean Beach Rd. Clarklake, MI 49234.

**Parcel IDs:** 000-19-15-326-022-01; 000-19-15-326-022-03; 000-19-15-376-002-05;  
& 000-19-15-326-022-04.

**Request:** Zoning Map Amendment to rezone 4 existing parcels (19.5 acres total) from Local Commercial (C-1), Residential Suburban (RS), Residential Lakefront Suburban (RLS), and Agricultural (AG) to Planned Unit Development (PUD). The proposed zoning district of Planned Unit Development (PUD) would include an existing restaurant/bar, existing retail, existing apartment, and an existing single-family home, and new uses proposed, including the following: eight (8) rental cottages, several new single-family living units, additional commercial use parking, and open space recreation area (subject to final site plan approval).

**b. Public Hearing:**

**Special Land Use Permit and Site Plan Review**

**Applicant:** Michael Rudisill

**Location:** 9802 Case Rd. Brooklyn, MI 49230

**Parcel ID:** 000-20-19-200-001-03

**Request:** Special Land Use Permit and Site Plan Review applications for the establishment of a Class 2 Home Occupation for the purpose of using the detached

accessory building for a business involving woodworking, cerakote, engineering, and 3-D printing. The parcel is 1.3 acres and zoned Agricultural.

**9. Master Plan Update**

**10. Public Comments**

(Limited to 3 minutes per participant)

**11. Member Comments**

**12. Announcements by the Chairperson or Zoning Administrator**

- a. Next regular meeting is scheduled for Thursday, January 8, 2026, at 7:00pm.

**13. Adjournment**

## **Columbia Charter Township Planning Commission**

### **Columbia Charter Township Hall**

8500 Jefferson Road, Brooklyn, MI 49230

**September 11, 2025, at 7:00 PM**

### **Minutes**

**Call to Order** -Chairperson Wanty called the meeting to order at 7:00 p.m. and the pledge of allegiance was recited. A Moment of Silence to honor the memory of the 911 Attack on America was observed.

**Roll Call** – Chairperson Wanty called the roll: Present: Chairperson Todd Wanty, Vice Chair Bob Jenson, Britt Phenicie, Hollis Jefferys, Rick DeLand, Mike McKay, Absent Krissie Barnes, Secretary

Recognized Guests: Brittany Stein, John Collins (Applicant), Bill Bendele, Jack Shelby as consultant and Rick Belcher, Clark Lake Spirit, and Patrick O’Brien.

**Approval of Agenda** – Motion by Mr. Jenson and support by McKay to approve the agenda. Ayes all. Motion Carried. Amended slightly to move Old Business to follow New Business.

**Approval of Meeting Minutes** - Motion by Mr. DeLand and support by Mr. McKay to approve the minutes from August 7, 2025, Planning Commission Meeting Minutes. Ayes all. Motion Carried.

**Public Comments** – Opened at 7:05pm Closed at 7:06 No Public Comments were presented.

### **New Business**

- **Site Plan Review**
  - **Owner/Applicant:** John Collins/Ocean Beach Properties
  - **Location:** 3505 Ocean Beach Rd Clarklake, MI 49234
  - **Parcel ID’s:** 000-19-15-326-022-01, 000-10-15-326-022-03, 000-19-15-376-002-05 & 000-19-15-326-022-04
- **Request:** Preliminary Site Plan Review for the establishment of a Planned Unit Development (PUD) which includes an existing restaurant/bar, retail, apartment, single family homes.8 rental cottages, and open space recreation area. The land

encompasses 4 existing parcels totaling approximately 19.5 acres and is currently zoned C-1,RS, RLS and AG.

**Applicant presentation:** Mike McKay PC Commissioner recused himself from Board action to present for the Applicant Mr. John Collins. He discussed the current situation of haphazard zoning going back several decades with several different entities within the proposed PUD area having conforming and non-conforming zoning for their current use.

There will be a land exchange to clear up a barn of one owner (Collins) being mistakenly built on property belonging to Bill Bendele and camper trailers in Bendele's campground being on the Collins property. A signed and executed Land Swap agreement was presented to cover Item 3 in Mr. McKay's presentation.

Motion by Jeffreys, Supported by Jenson to recommend preliminary approval of the site plan, directing the Zoning Administration to move forward with a final site plan, schedule a Public Hearing with waivers. Voice vote ayes all. Motion Carried.

**Motion Details:**

1. PUD zoning will align the existing uses with the official zoning map.

Example 1 The Gear Garage has been used for commercial purposes (Ocean Beach Pier) from the 1930's

Example 2 The apartment over the Beach Bar office has been in existence since the 1950's

Example 3 Proper Zoning of the parking lot and also will allow for the Cottages in the NE Corner of the PUD.

2. Intended Timeline: Once approved, the plan will be to have the engineered drawings and site plan ready to submit to the Planning Commission by early 2026. If approved by the Township Board, start construction on the first two Cottages in mid-2026 and build 2 per year until completion near 2030.

**Waiver of existing ordinances:**

Article 4, section 4.1, Page 4-2 Table 3-4 Page 3-12, possible lot square footage.

Article 13: Private roads and driveways.

Article 20, 20.6, Page 20-2 Minimum Livable square footage (750 required) to 400-800 for the cottages.

Article 6, Page 6-1 Non-conforming setbacks on existing structures.

Article 13, Page 13-3, E-3 Cul-de-sac radius of 60 feet; be allowed a lesser radius to be determined.

Table 3-4, Page 3-12 Lot width (80) feet, new lots sizes are yet to be determined.

Allow for the continued use of the Apartment above the Beach Bar Office, it is unclear in current zoning if it is allowed.

### **Old Business**

Brittany Stein brought up the need to begin work on the Columbia Charter Township Master Plan as it is woefully outdated (2009). The Planning Commission discussed the need to update as we have made several attempts in the past which have not been successful.

Motion by McKay, Support by Jeffreys, Voice vote all ayes. Motion carried to begin the necessary steps on the Master Plan update.

**Public Comment #2 was called for at 7:55:** Mr. Patrick O'Brien 3217 Ocean Beach Clarklake, MI 49234 wanted to voice his concern as his property neighbors the planned PUD as to noise and disturbances from the driveway proposed for a single family/duplex next to his home. His wife Pat also spoke to that issue, but they are in favor of the project. **Public Comment was closed at 8:05 PM**

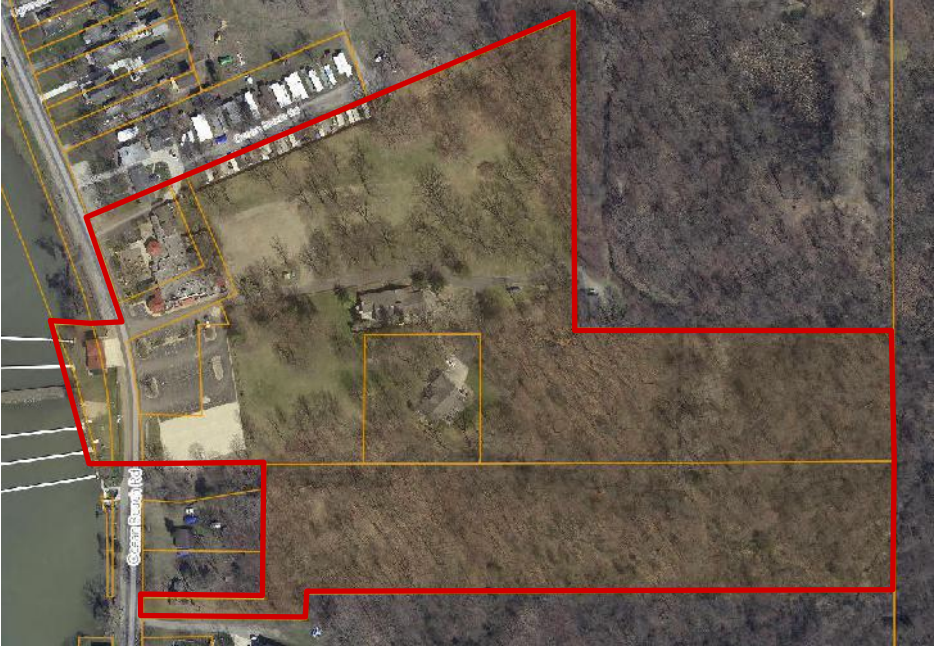
Member Comments: none

Next meeting is planned for Thursday October 9, 2025; no agenda items are planned at this time.

### **Adjournment**

*Wanty moved to adjourn the meeting at 8:15 PM. The motion was seconded by Jenson. Ayes all. Motion Carried.*

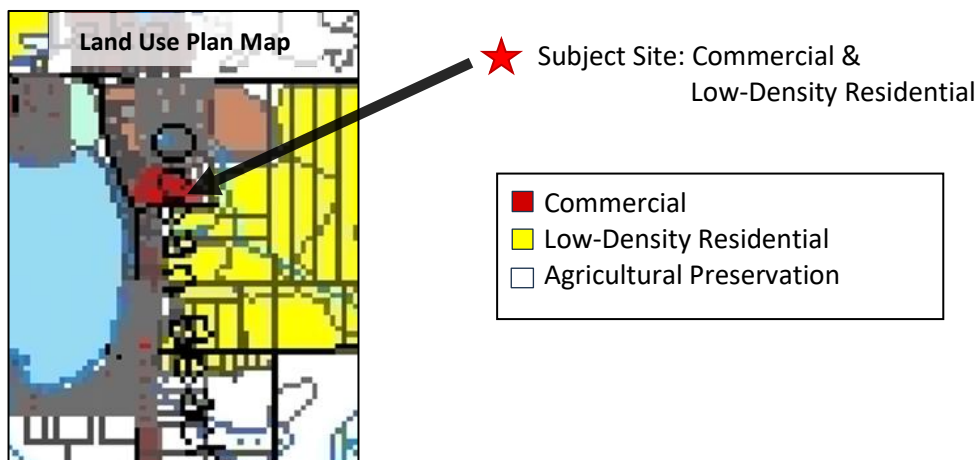
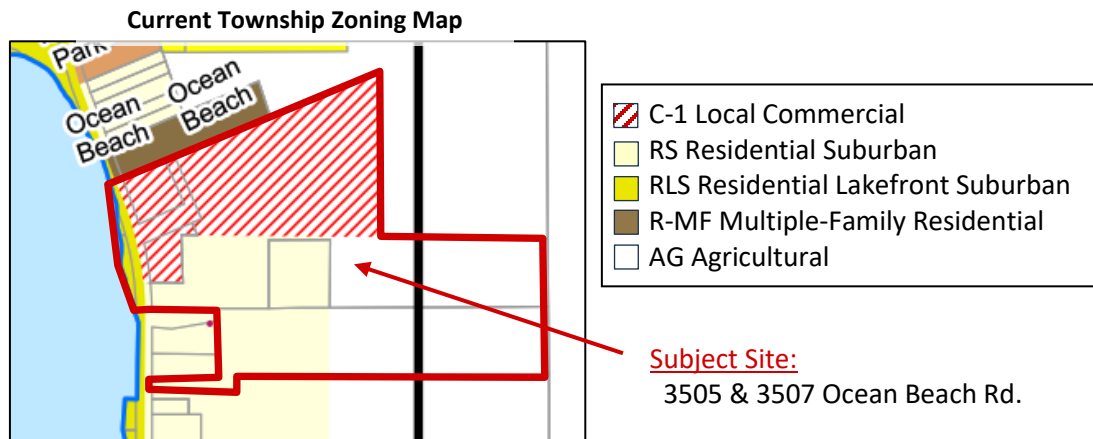
*Meeting Adjourned*

<b>TO:</b>	Planning Commission
<b>FROM:</b>	Brittany Stein, Planning & Zoning Manager
<b>PC MEETING DATE:</b>	December 4, 2025
<b>APPLICANT/OWNER:</b>	Ocean Beach Properties LTD / John Collins
<b>PROPERTY LOCATION:</b>	<p>3505/3507 Ocean Beach Rd. Clarklake, MI 49234</p> <p>TID#s: 000-19-15-326-022-01; 000-19-15-326-022-03; 000-19-15-376-002-05; &amp; 000-19-15-326-022-04.</p> 
<b>REQUEST DETAILS:</b>	<p>Zoning Map Amendment to rezone 4 existing parcels (19.5 acres total) from Local Commercial (C-1), Residential Suburban (RS), Residential Lakefront Suburban (RLS), and Agricultural (AG) to Planned Unit Development (PUD). The proposed zoning district of Planned Unit Development (PUD) would include an existing restaurant/bar, existing retail, existing apartment, and an existing single-family home, and new uses proposed, including the following: eight (8) rental cottages, several new single-family living units, additional commercial use parking, and open space recreation area (subject to final site plan approval).</p>

## Project Description

The subject property is approximately 19.5 acres in size and fronts onto Ocean Beach Rd. to the west and Clark Lake west of that, with residentially developed parcels surrounding the property. The site is developed at the roadside with what is known as the Beach Bar & Gear Garage, and there is a single-family home on site, while there is a large portion of the property that remains wooded/forested or is wetlands.

<u>Zoning</u>	<u>Existing Land Use</u>	<u>Planned Land Use</u>
<b>Subject Property: 3505/3507 Ocean Beach Rd.</b>		
C-1 Local Commercial, RS Residential Suburban, RLS Residential Lakefront Suburban, & AG Agricultural.	Beach Bar Restaurant, Bar, & Gear Garage retail shop, & 1 single-family home.	Commercial, Retail, Restaurant, Bar, Parking lot, Office, Apartment, Rentals, Single-Family homes, & Duplexes.
<b>Surrounding Area:</b>		
North: R-MF	Multiple-Family Residential & Single-Family homes	
East: AG	Residential / Agricultural	
South: RS	Single-Family Residential	
West: RLS / Clark Lake	Clark Lake	



## **Excerpt from Columbia Charter Township Master Plan (2009)**

### **Commercial Use** (as indicated on the Land Use Plan Map):

*The commercial designation accommodates existing commercial developments and provides for expansion in appropriate areas of the township. Four smaller commercial areas are included to accommodate existing developments that are compatible with the areas in which they are located. The first of these is a restaurant and convenience store at the point on the south side of Clark Lake. The second is the Beach Bar on Ocean Beach Road east of Clark Lake. A third area of commercial accommodations and existing use north of Vining Road on the west end of Clark Lake. Finally, the fourth area is the north side of the intersection of Jefferson and Ocean Beach Road. With extensive commercial establishments available in the Village of Brooklyn, additional land reserved for retail development in Columbia Township should be sufficient to meet the needs of the community for many years. The C-1, Local Commercial, C-2, General Commercial, and C3, Highway Service zoning districts exist to implement commercial policies and land use designation.*

## **Excerpts from the Columbia Charter Township Zoning Ordinance (2024)**

### **Table 3-1 Purposes of Zoning Districts:**

#### **All Districts:**

- 1) *Uses shall protect environmental resources including wetlands, woodlands and water courses.*
- 2) *Districts shall be located in coordination with the Columbia Township Master Plan.*
- 3) *Uses shall minimize negative impacts on surrounding land uses.*
- 4) *Commercial, industrial and other non-residential uses are to complement the community's character through appropriate architectural design and building scale, building materials, setbacks, signage, landscaping, buffering, open spaces and lighting.*
- 5) *Uses shall facilitate safe/efficient vehicular and non-motorized travel.*
- 6) *Uses shall be served by adequate facilities and services including sewage disposal, potable water, fire protection, and roads.*

#### **Commercial Districts:**

- 1) *In the case of the C-1 District, to provide opportunities for commercial uses that primarily address the local day-to-day retail and service needs of Township residents and visitors.*
- 2) *In the case of the C-2 District, to provide opportunities for commercial uses that primarily address the local day-to-day retail and service needs of Township residents and visitors, and those of a more regional population.*
- 3) *Accommodate and encourage the planned unified and integrated grouping of commercial uses on a single parcel and in coordination with surrounding parcels.*
- 4) *Facilitate safe, convenient, and efficient pedestrian and other non-motorized modes of travel within the development including linkages to neighboring commercial uses.*
- 5) *Development is of a character that complements the intended character of the Township through appropriate architectural design and building scale, building materials, setbacks, signage, landscaping, buffering, open spaces and lighting.*
- 6) *Safe and efficient vehicular and non-motorized circulation.*

#### **Residential Districts:**

##### **RR Rural Residential / RS Residential Suburban / RU Residential Urban:**

- 1) *Provide opportunities for single and/or two-family residences of incrementally decreasing lot sizes and increasing density, to accommodate varying rural, suburban and urban lifestyles.*
- 2) *Meet the varied housing needs of current and future residents.*
- 3) *Ensure a healthy residential environment including adequate opportunities for open space, light, air circulation, emergency access, and access to necessary public services.*

##### **RLS Residential Lakefront Suburban:**

- 1) *Provide opportunities for single-family residential development patterns in association with the Township's lakes.*
- 2) *Ensure a healthy residential environment including adequate opportunities for open space, light, air circulation, emergency access, and access to necessary public services.*

##### **PUD Planned Unit Development:**

- 1) *See Section 4.1, Planned Unit Development (PUD) District.*



## **Article 4 – Planned Unit Development (PUD) District**

*(Staff review comments/concerns are indicated in red colored text.)*

*(Italicized text is copied from the Township Zoning Ordinance.)*

### **§4.1 Purpose**

*The provisions of this Article provide enabling authority and standards for the submission, review and approval of applications for planned unit developments (PUDs), pursuant to the Michigan Zoning Enabling Act. It is the intent of the Article to authorize the use of PUD regulations to permit flexibility in the regulation of land development to encourage beneficial innovation in land use and variety in design, layout, and type of structures constructed; achieve economy and efficiency in the use of land, natural resources, energy, and the provision of public services and utilities; and encourage useful open space, and provide better housing, employment, and shopping opportunities. The provisions of this Article are not intended as a device for ignoring this Ordinance or the planning upon which it is based. To that end, the provisions of this Article are intended to result in land use development substantially consistent with the planned development pattern for the Township according to the Columbia Township Master Plan, with modifications and departures from Ordinance requirements made in accordance with standards provided in this Article to insure appropriate, fair, and consistent decision making.*

### **§4.2 PUD is a Separate District**

*A PUD is permitted as a separate zoning district only when determined to be in compliance with the provisions of this Article. The approval of a PUD shall require an amendment of the Zoning Map constituting a part of this Ordinance so as to designate the property “PUD” and the PUD shall be subject to the approved PUD application.*

### **§4.3 Minimum Eligibility Criteria**

*(These standards will be reviewed, and staff analysis will be done once more on these if this project gets to the final site plan review stage.)*

#### **A. The following minimum eligibility criteria shall be met in order for PUD approval:**

- 1) Recognizable and Substantial Benefit: The PUD shall result in a recognizable and substantial benefit to the ultimate users of the project and to the community. Such benefit must otherwise be unfeasible or unlikely under the regulations of other Districts.**
  - ❖ **Staff Analysis:** The benefit of changing the zoning district of this property creates more conforming uses and buildings within the property as well as allowing flexibility to allow a reasonable use of the land to mix retail, commercial, single- and two-family housing and the potential to allow small rental cottages which would be similar to the use of a motel or campground.
- 2) Availability and Capacity of Public Services: The proposed type and intensity of use shall not result in an unreasonable burden on the availability and use of existing public services, facilities, and utilities.**
  - ❖ **Staff Analysis:** The proposed zoning change and proposed development of the property should not result in an unreasonable burden of public services. There is an existing private road that was planned years ago, however as part of the proposed site plan the private road would need to be extended and there would be an addition of several driveways. There would need to be additional wells installed as well as municipal sewer connections. The use of the property overall would not be changing, except to add 8 to 10 individual small housing units for the purpose of short-term or long-term renting/leasing. Additionally, there are 3-5 other dwellings that are proposed with this project, which would be detached single-family homes and/or two-family homes. The existing commercial uses of restaurant, bar, office, apartment, and retail would not be changing. If the zoning amendment is approved and the final site plan is approved then the Township zoning administrator would confirm with proper sources that the construction proposed met all necessary requirements.
- 3) Compatibility with the Master Plan: The proposed development shall be in accordance with the goals and policies of the Columbia Township Master Plan.**
  - ❖ **Staff Analysis:** The Master Plan describes the existing areas of commercial development and explains how those uses shall be compatible and sufficient to accommodate the needs of the community. There are two locations in the Master Plan which mention the term Planned Unit Development. Once on page 10 in a list of goals and objectives for residential land uses, stating the following:

*Goal: Encourage the development of residential areas to meet population increases, while conserving agricultural and environmentally sensitive lands.*

*Objective: Promote quality housing, regardless of types, in proper densities.*

- *Promote residential developments which utilize planned unit development and open space zoning techniques.*

And again, on page 19 in the future Land Use Plan Map chapter within the Mixed-Use section:

*A few flexible zoning techniques used are mixed use development districts, floating zones, overlay zones, performance zoning, and planned unit developments. All of these alternatives allow developers to be more creative and respond to any special physical characteristics of the land. They also allow developers to respond to changing economic circumstances that may not be easy for the community to foresee or predict and allow for a shift in consumer preferences.*

- 4) **Compatibility with the PUD Intent:** *The proposed development shall be consistent with the intent and spirit of Section 4.1.*
  - ❖ **Staff Analysis:** Staff believes that the Ordinance's intent of the PUD district would be met.
- 5) **Economic Impact:** *The proposed development shall not impede the continued use or development of surrounding properties for uses permitted on such properties.*
  - ❖ **Staff Analysis:** The surrounding properties shall not be affected by the proposed use of this property as a PUD. The use of the public road and other existing public services and utilities should not be negatively affected by this proposed development.
- 6) **Unified Control of Property:** *The proposed development shall be under single ownership or control such that there is a single person or entity having responsibility for completing the project in conformity with this Ordinance and the specifications of the PUD approval.*
  - ❖ **Staff Analysis:** The entire 19.5 acres of property are owned by the same person/s or entity (common ownership is achieved).

## **Article 17 – Zoning Map and Text Amendments**

*(Staff review comments/concerns are indicated in red colored text.)*

*(Italicized text is copied from the Township Zoning Ordinance.)*

### **§17.3 (B)(2) Planning Commission Action**

***Planning Commission Review / Recommendation:*** *In reviewing any amendment petition, the Planning Commission shall identify and evaluate all factors relevant to the application.*

- a. *If the petition involves an amendment to the official zoning map, matters to be considered by the Planning Commission shall include, but need not be limited to, the following:*

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

❖ **Staff Analysis:** The property design, size and shape of the lots make it difficult to develop any further residential or commercial use expansion on the total 19+ acres. The property contains an existing restaurant with a bar and office and apartment space attached, and a detached building close to the edge of the water, a marina, a parking lot, and a detached single-family home. Which the commercial used buildings are non-conforming to the current zoning ordinance. The property cannot be divided any further to create additional parcels without a variance or potential planned unit development approval. The current property owner has plans and intends to construct several additional homes on the land, some of which may be rentals, and add more compliant parking spaces on site to reduce congestion on the public road.

- 2) ***What is the impact of the zoning district change on the ability of the Township and other governmental agencies to provide adequate public services and facilities, and/or programs that might reasonably be required in the future if the proposed zoning district change is adopted?***

❖ **Staff Analysis:** There is municipal sewer available to connect into, pending reasonable development plans to add less than 10 new sewer grinder pumps to the site. The site will be on

well water, pending permits obtained from the Jackson County Health Department. Private road regulations shall be followed as defined in the Zoning Ordinance. A driveway permit would need to be obtained from the Jackson County Dept. of Transportation upon site plan review procedures, if there aren't already driveway permits approved. There is minimal effect on public services and facilities with the proposed change, however connection to public services will be reviewed when a site plan review is initiated or applied for at the Township.

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

❖ **Staff Analysis:** The proposed change is consistent with the current Township Master Plan. The property is surrounded by the following zoning districts currently: Multi-Family Residential, Agricultural, Residential Lakefront Suburban, and Residential Suburban. Making a change to the Zoning Map for Columbia Township could have little affect on the value of the surrounding property, potentially increasing the value for the advantage of mixed-use development. The surrounding parcels of land have been developed for primarily residential uses. Re-zoning this 19.5 acres of property in this section of the Township to Planned Unit Development could leave minimal negative impacts on the surrounding or nearby residential properties.

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

❖ **Staff Analysis:** There is a dam at the east end of Clark Lake which water from spring fed Clark Lake runs out into Goose Creek. This creek surrounds parts of the property and divides the property. This creek and surrounding wetlands throughout the property and surrounding property are not intended to be developed, nor cleared or negatively impacted as proposed. The intent is to leave several acres of the property as woodland, adding some recreation trails located throughout the property and open space for the property owners and renters to potentially enjoy. Once this project reaches the final site plan review stage the impact on the environment will be reviewed further.

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

❖ **Staff Analysis:** Potentially yes; The lot size, lot width, and existing buildings are currently non-conforming. The property in its entirety has proven difficult to divide, to add lots, or adjust the property boundaries without a change in the zoning districts and extending the private road. Changing the zoning district for the entire 19.5 acres creates flexibility with developing the property as well as potential housing growth and could create a positive economic impact to the community. There are several current inconsistencies with the existing developed parcels. The commercial building that is on the west side of the road and which is closely abutting the lake is in the Residential Lakefront Suburban Zoning District, the parking area and use of the rest of the property for residential and commercial use span across 3 different zoning districts. Changing the zoning on this property would correct some inconsistencies and non-conformities, while also allowing flexibility in adding housing or other related uses. The Planned Unit Development district allows flexibility in design and would allow the existing commercial and residential uses to continue to work with proposed new residential and mixed commercial uses together.

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

❖ **Staff Analysis:** Yes; If the zoning classification is amended to Planned Unit Development, that could allow specific proposed uses, including existing developments of restaurant, bar, office, retail, mixed-use, attached and detached dwelling units. While new uses and buildings would meet all or most standards of the Zoning Ordinance.

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

❖ **Staff Analysis:** Yes; Surrounding the property is a mix of multi-family housing and low – moderate density housing.

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

- ❖ **Staff Analysis:** Yes; The proposed change is consistent with the current Township Master Plan. The Future Land Use Map as described in the Township Master Plan specifically calls out one of several commercial development areas which mentions the Beach Bar restaurant and a convenience store located at the east end of Clark Lake on Ocean Beach Road. The Master Plan further describes the intent of commercial and residential districts and uses expected within. The application is to rezone the property PUD is described within the Master Plan, however the proposed uses that have already been seen at preliminary site plan review by the Planning Commission are permitted uses by right within those existing land uses. The Township's current Zoning Ordinance does not, however, address Short-Term Rentals specifically, but the Planned Unit Development approval could allow this unique use.

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

- ❖ **Staff Analysis:** Due to the uniqueness of this request and the property, it is not likely that this could affect other project proposals in the future across the Township.

### **Recommendation**

Staff recommends the Planning Commission discuss all necessary items under review for the Planned Unit Development within Article 4 and Zoning Map Amendment within Article 17.

Staff recommends **approval** of the proposed Zoning Map Amendment to rezone 19.5 acres (Four Parcel IDs: 000-19-15-326-022-01; 000-19-15-326-022-03; 000-19-15-376-002-05; & 000-19-15-326-022-04) to Planned Unit Development (PUD), however the request shall be fully reviewed by the Planning Commission, by determining whether this Planned Unit Development / Zoning Map Amendment meets the standards of the Zoning Ordinance.

### **Suggested conditions of approval:**

- The above decision to rezone the property does not guarantee approval of the final site plan. The owner of the property would still be required to submit a complete application for final site plan review (See ZO Article 4 and Article 14).

The Township Planning Commission and Township Board should review the application carefully and understand if this zoning change is approved as requested, please consider all allowed uses that are permitted by-right and special land uses that could be allowed in each zoning district, (See ZO Article 3, Tables 3-2 and 3-3).

Preliminary Site Plan was reviewed and discussed by the Township Planning Commission on September 11, 2025. The Planning Commission may provide a recommendation to the Township Board for this request to rezone the parcel. Following the Planning Commission's recommendation, the materials from this packet, the application, and PC decision will be sent to Region 2 Planning Commission and reviewed by the Jackson County Planning Commission at their next meeting. Once the Zoning Administrator receives their recommendation back from JCPC, this will be sent to the Township Board for their review and discussion. The Township Board will have this as discussion, then if there are minimal concerns, the Township Board may decide to take action at a following Board meeting. If the Township Board ultimately approves of the rezoning of this property to PUD, then the applicant may apply for the Final Site Plan Review. Final Site Plan will need to be reviewed by the Planning Commission, while the PC gives recommendation, the Township Board will be the final approving/disapproving body.

### **Attachments**

- Application for Zoning Map Amendment
- Survey and Legal Description of the subject property
- Description of proposal from applicant
- Public Hearing Notice





Columbia Charter Township  
Jackson County, Michigan  
8500 Jefferson Road  
Brooklyn, MI 49230

Phone: (517) 592-2000  
Fax: (517) 592-8115  
[www.twp.columbia.mi.us](http://www.twp.columbia.mi.us)

Rec. 8-21-2025  
Paid: \$800

## ZONING ORDINANCE TEXT / MAP APPLICATION

**FEE: \$800**

(Additional funds for Escrow may be requested by the Zoning Administrator)

*Please Note: All required information, copies, fees, and other materials as appropriate must be submitted and complete before the Township Planning Commission will set a public hearing date on the Zoning Amendment Application.*

Type of Project: ☒ - Zoning Map Amendment ☐ - Zoning Ordinance Text Amendment

Project Name: OCEAN BEACH PROPERTIES IN ALL

Project Location (Address): 3505 OCEAN BEACH ROAD

Parcel Number(s) (Tax ID): 000-19-15-326-022-01 000-19-15-326-002-03

☒ - Metes & Bounds Parcel ☐ - Platted / Subdivision Lot Numbers: \_\_\_\_\_

### Zoning Map Amendment:

Current Zoning District: RS-RIS-CI-46-REC

Proposed Zoning District: PUD

Number of Lots Proposed: 15 +-

Total Acreage of Project: 19.453

### Zoning Text Amendment:

(Please attached the existing zoning ordinance and the proposed revisions as a separate document)

Zoning Ordinance Article & Section proposed to be amended: \_\_\_\_\_

### Project Description (reason for amendment):

CORRECT ZONING FOR EXISTING USES, CREATE AREA FOR SMALL  
COTTAGES TO BE BUILT, CREATE NATURAL PRESERVE REC AREA

### Owner Information:

Name: JOHN COLLINS Phone Number: 517-740-5941

Mailing Address: 3505 OCEAN BEACH City: CLARK LAKE State: MI Zip: 49234

E-Mail Address: cbeachbar@comcast.net

### Applicant (If different than owner):

Name: \_\_\_\_\_ Phone Number: \_\_\_\_\_

Mailing Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

E-Mail Address: \_\_\_\_\_

The undersigned states that the foregoing statements and attachments are true and correct to the best of their knowledge and belief.

Owner Signature: X

Date: 8-21-2025

Applicant Signature: X  
(if different than owner)

Date: 8-21-2025

000-19-15-326-002-05  
000-19-15-326-002-04

## PROPERTY EXCHANGE AGREEMENT

This Property Exchange Agreement ("Agreement") is made and entered into on this 11 day of 2024, by and between:

**John R. Collins**, ("Grantor" of the first property), whose address is

3429 Ocean Beach, and  
Clark/Kent

**William Bendele**, ("Grantor" of the second property), whose address is

3517 Ocean Beach  
Clark/Kent

Collectively referred to as the "Parties."

## RECITALS

WHEREAS, John R. Collins is the owner of a parcel of land located at 3507 Ocean Beach Clark/Kent ("Collins Parcel");

WHEREAS, William Bendele is the owner of a parcel of land located at 3517 Ocean Beach Clark/Kent ("Bendele Parcel");

WHEREAS, the Parties desire to exchange portions of their respective properties in accordance with the terms set forth in this Agreement.

## TERMS OF THE EXCHANGE

### 1. Deeding of Property by John R. Collins:

John R. Collins agrees to deed a portion of his property located at the northeast corner of his parcel along the fence line to William Bendele. This portion of land to be conveyed is described as ZD 000-19-15-326-022-03 ("Collins Portion").

### 2. Deeding of Property by William Bendele:

William Bendele agrees to deed a portion of his property located at the southeast corner of his parcel, where the pole barn is situated, to John R. Collins. This portion of land to be conveyed is described as ZD 000-19-15-326-022-03 ("Bendele Portion").

### 3. Exchange of Property:

In consideration of the mutual exchange of land described herein, each Party agrees to convey the respective portions of their properties as stated above. No monetary exchange is required between the Parties for this transaction.

### 4. Title and Warranty:

Each Party warrants that they are the lawful owner of the property being conveyed and that the property is free from any liens, encumbrances, or claims. Each Party will convey

the property by a deed of bargain and sale, with the usual covenants of title.

**5. Closing:**

The closing of this exchange of property shall take place on or before the 11 day of Sept., or such other date as the Parties may mutually agree upon. The Parties shall execute and deliver any documents necessary to complete the conveyance of their respective portions of land.

**6. Notary:**

This Agreement shall be signed by both Parties and notarized to confirm the authenticity of their signatures and the validity of the transaction.

**SIGNATURES**

**For John R. Collins (Grantor):**

Signature: \_\_\_\_\_  
Name: John R. Collins  
Date: 9/11/25

**For William Bendele (Grantor):**

Signature: William J. Bendele  
Name: William J. Bendele  
Date: 9-11-25

**NOTARY**

STATE OF Michigan  
COUNTY OF Jackson

On this 11 day of Sept., <sup>2025</sup>20, before me, the undersigned notary public, personally appeared John R. Collins and William Bendele, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged that they executed the same for the purposes therein contained.

In witness whereof, I hereunto set my hand and official seal.

Signature of Notary Public: Mary L. Johns  
Printed Name of Notary Public: Mary L. Johns  
My Commission Expires: Nov. 12, 2026  
Notary Seal:

MARY L. JOHNS  
NOTARY PUBLIC - STATE OF MICHIGAN  
COUNTY OF JACKSON  
My Commission Expires November 12, 2026  
Acting in the County of Jackson

**Parcel A – 0.052 Acre (to be combined with 000-19-15-326-021-00)**

Part of Government Lots 1 and 2 of Section 15, Town 4 South, Range 1 East, Columbia Township, Jackson County, Michigan, being described as:

Commencing at the South 1/4 Post of said Section 15;  
thence North  $01^{\circ} 38' 21''$  East, along the North-South 1/4 line of said Section 15,  
a distance of 1326.50 feet;  
thence North  $88^{\circ} 22' 47''$  West a distance of 525.21 feet;  
thence North  $01^{\circ} 45' 52''$  East a distance of 521.28 feet;  
thence South  $69^{\circ} 33' 38''$  West a distance of 398.87 feet to the Point of Beginning  
of this description;  
thence continuing South  $69^{\circ} 33' 38''$  West, along a fence, a distance of 346.28 feet;  
thence North  $21^{\circ} 06' 52''$  West a distance of 4.00 feet;  
thence North  $68^{\circ} 44' 00''$  East a distance of 346.27 feet;  
thence South  $21^{\circ} 01' 56''$  East a distance of 9.00 feet to the Point of Beginning.

**Parcel B – 0.110 Acre (to be combined with 000-19-15-326-023-03)**

Part of Government Lots 1 and 2 of Section 15, Town 4 South, Range 1 East, Columbia Township, Jackson County, Michigan, being described as:

Commencing at the South 1/4 Post of said Section 15;  
thence North  $01^{\circ} 38' 21''$  East, along the North-South 1/4 line of said Section 15,  
a distance of 1326.50 feet;  
thence North  $88^{\circ} 22' 47''$  West a distance of 525.21 feet;  
thence North  $01^{\circ} 45' 52''$  East a distance of 521.28 feet to the Point of Beginning  
of this description;  
thence South  $69^{\circ} 33' 38''$  West a distance of 398.87 feet;  
thence North  $21^{\circ} 01' 56''$  West a distance of 9.00 feet;  
thence North  $68^{\circ} 44' 00''$  East a distance of 405.06 feet;  
thence South  $01^{\circ} 45' 52''$  West a distance of 16.04 feet to the Point of Beginning.



**Parcel C – 0.547 Acre (to be combined with 000-19-15-326-022-03)**

Part of Government Lots 1 and 2 of Section 15, Town 4 South, Range 1 East, Columbia Township, Jackson County, Michigan, being described as:

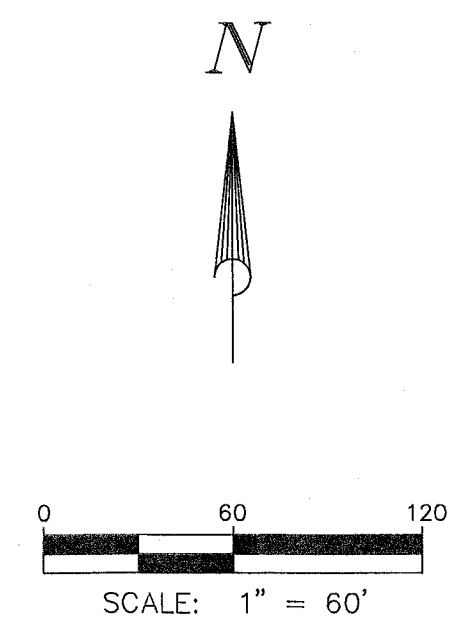
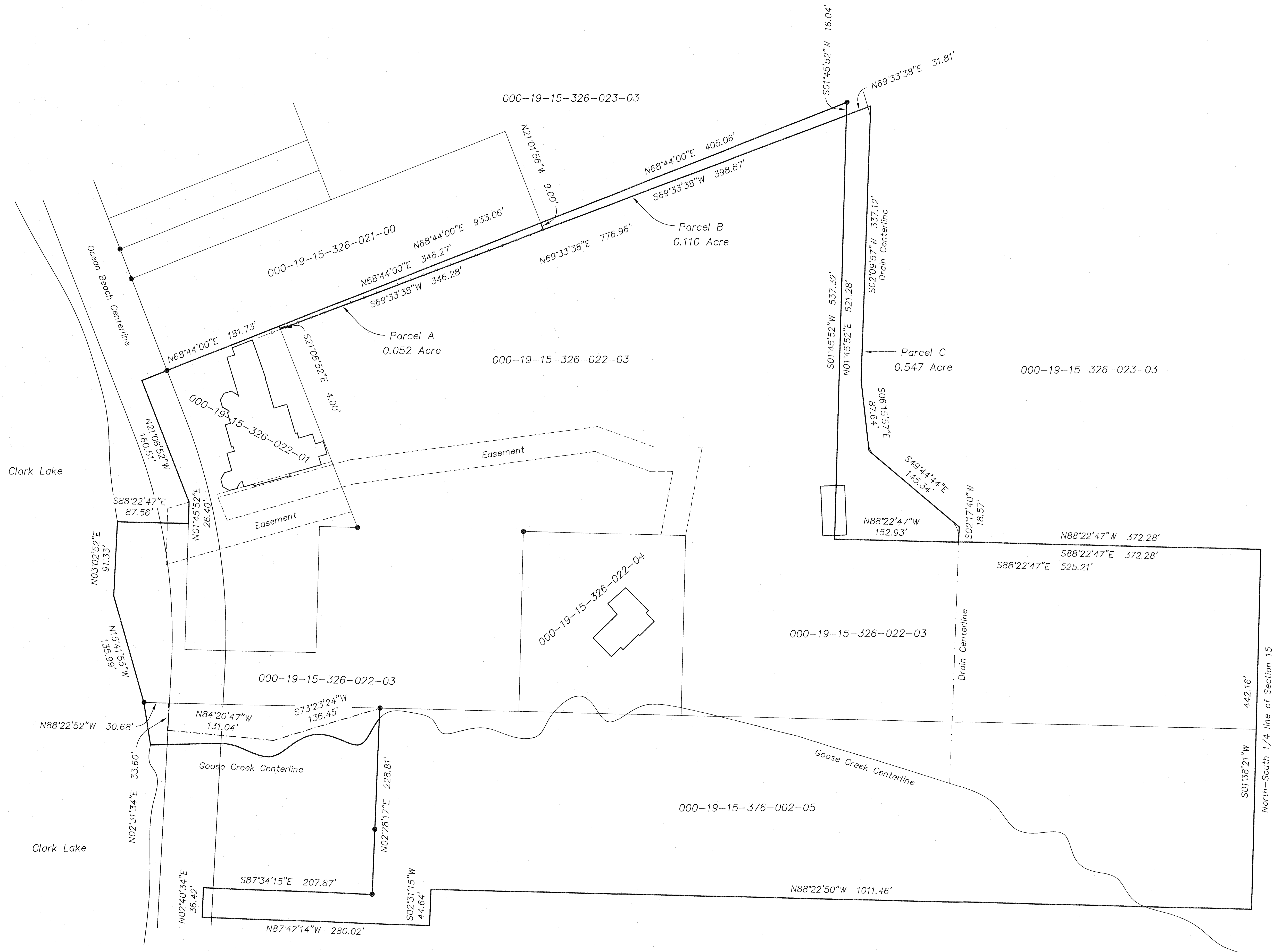
Commencing at the South 1/4 Post of said Section 15;  
thence North  $01^{\circ} 38' 21''$  East, along the North-South 1/4 line of said Section 15,  
a distance of 1326.50 feet;  
thence North  $88^{\circ} 22' 47''$  West a distance of 372.28 feet to the centerline of a  
drain and being the Point of Beginning of this description;  
thence continuing North  $88^{\circ} 22' 47''$  West a distance of 152.93 feet;  
thence North  $01^{\circ} 45' 52''$  East a distance of 521.28 feet;  
thence North  $69^{\circ} 33' 38''$  East a distance of 31.81 feet to the centerline of  
said drain;  
thence the following four courses along said drain centerline:  
1) South  $02^{\circ} 09' 57''$  West a distance of 337.12 feet,  
2) South  $06^{\circ} 15' 57''$  East a distance of 87.64 feet,  
3) South  $49^{\circ} 44' 44''$  East a distance of 145.34 feet,  
4) and South  $02^{\circ} 17' 40''$  West a distance of 18.57 feet to the  
Point of Beginning.

## Legal Description for New Zoning

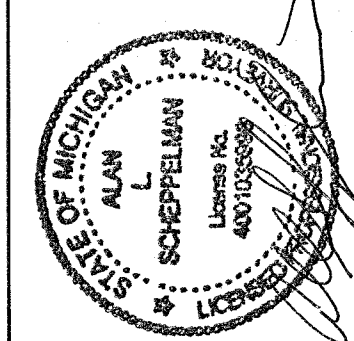
Part of Government Lots 1 and 2 of Section 15, Town 4 South, Range 1 East, Columbia Township, Jackson County, Michigan, being described as:

Commencing at the South 1/4 Post of said Section 15;  
thence North 01° 38' 21" East, along the North-South 1/4 line of said Section 15,  
a distance of 884.34 feet to the Point of Beginning of this description;  
thence North 88° 22' 50" West a distance of 1011.46 feet;  
thence South 02° 31' 15" West a distance of 44.64 feet;  
thence North 87° 42' 14" West a distance of 280.02 feet to the East right-of-way  
line of Ocean Beach Road;  
thence North 02° 40' 34" East, along said East road right-of-way line,  
a distance of 36.42 feet;  
thence South 87° 34' 15" East a distance of 207.87 feet;  
thence North 02° 28' 17" East a distance of 228.81 feet to an intermediate traverse  
line for Goose Creek;  
thence South 73° 23' 24" West, along said creek intermediate traverse line,  
a distance of 136.45 feet;  
thence North 84° 20' 47" West, along said creek intermediate traverse line,  
a distance of 131.04 feet to an intermediate traverse line for Clark Lake;  
thence North 02° 31' 34" East, along said lake intermediate traverse line,  
a distance of 33.60 feet;  
thence North 88° 22' 52" West a distance of 30.68 feet to the shore of Clark Lake;  
thence North 15° 41' 55" West, along said lakeshore, a distance of 135.99 feet;  
thence North 03° 02' 52" East, along said lakeshore, a distance of 91.33 feet;  
thence South 88° 22' 47" East a distance of 87.56 feet to the centerline of  
Ocean Beach Road;  
thence North 01° 45' 52" East, along said road centerline, a distance of 26.40 feet;  
thence North 21° 06' 52" West, along said road centerline, a distance of 160.51 feet;  
thence North 68° 44' 00" East a distance of 181.73 feet;  
thence South 21° 06' 52" East a distance of 4.00 feet;  
thence North 69° 33' 38" East a distance of 776.96 feet to the centerline of a drain;  
thence the following four courses along said drain centerline:  
1) South 02° 09' 57" West a distance of 337.12 feet,  
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4) and South 02° 17' 40" West a distance of 18.57  
thence South 88° 22' 47" East a distance of 372.28 feet to said North-South 1/4 line;  
thence South 01° 38' 21" West, along said North-South 1/4 line,  
a distance of 442.16 feet to the Point of Beginning.

Containing 20.40 acres to the center of Goose Creek and the shore of Clark Lake.



**RIPSTRA & SCHEPPELMAN, INC.**  
CIVIL ENGINEERING - LAND SURVEYING  
2535 SPRING ARBOR ROAD  
JACKSON, MI 49203  
Office 517-789-9898  
Fax 517-789-6065  
www.ripstra-schepelman.com



revisions	by	date

**Zoning Map & Descriptions**  
John Collins  
3507 Ocean Beach Road  
Clarklake, MI 49234  
Section 15, Town 4 South, Range 1 East  
Columbia Township, Jackson County, Michigan

drawn by	date
JWC	10/31/25
checked by	date
ALS	10/31/25
drawing number	
17541 - Zoning - r1.dwg	
project number	
17541	
sheet number	
1 of 1	

**Parcel A – 0.052 Acre (to be combined with 000-19-15-326-021-00)**

Part of Government Lots 1 and 2 of Section 15, Town 4 South, Range 1 East, Columbia Township, Jackson County, Michigan, being described as:

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thence North 68° 44' 00" East a distance of 405.06 feet;  
thence South 01° 45' 52" West a distance of 16.04 feet to the Point of Beginning.

**Parcel C – 0.547 Acre (to be combined with 000-19-15-326-022-03)**

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## Legal Description for New Zoning

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thence South 01° 38' 21" West, along said North-South 1/4 line,  
a distance of 442.16 feet to the Point of Beginning.

Containing 20.40 acres to the center of Goose Creek and the shore of Clark Lake.

## DESCRIPTION OF REQUEST

1. PUD Zoning would align the existing uses with the official zoning map.

Example #1: Gear Garage has been used as commercial (Ocean Beach Pier) from 1930's but is zoned Lake Residential.

Example #2: Apartment over office from 1950's.

Example #3: Proper zoning of parking lot plus allow for the Cottages in the northeast corner.

2. Intended Timeline: Once approved the plan would be to have engineered drawings and site plan ready to submit to Planning Commission by first of 2026 and if approved by Township Board start construction of first two Cottages by summer of 2026 and then construct two Cottages each year thereafter.

3. Waiver of existing ordinances:

- Article 4, Section 4.1, Page 4-1, Table 3-4, Page 3-12: Possible lot square footage.
- Article 13: Private road and driveways.
- Article 20, 20.6, Page 20-2: Livable square footage (750) 400 to 800.
- Article 6, Page 6-1: Nonconforming setbacks existing structures.
- Article 13, Page 13-3, E-3: Cul-de-sac (60 feet).
- Table 3-4, Page 3-12: Lot width (80 feet).
- Apartment above office (1950's).



ARTICLE 4 PLANNED UNIT DEVELOPMENT (PUD) APPLICATION

SCHEDULE OF DRAWINGS	
S-1	AS-BUILT SITE PLAN
S-2	EXISTING ZONING DISTRICTS PROPOSED USES UNDER PUD
S-3	PROPOSED PUD
S-4	OFF-STREET PARKING
S-5	BEARING, DISTANCES AND LEGAL DESCRIPTION BY ALAN SCHEPPELMAN, LICENSED SURVEYOR

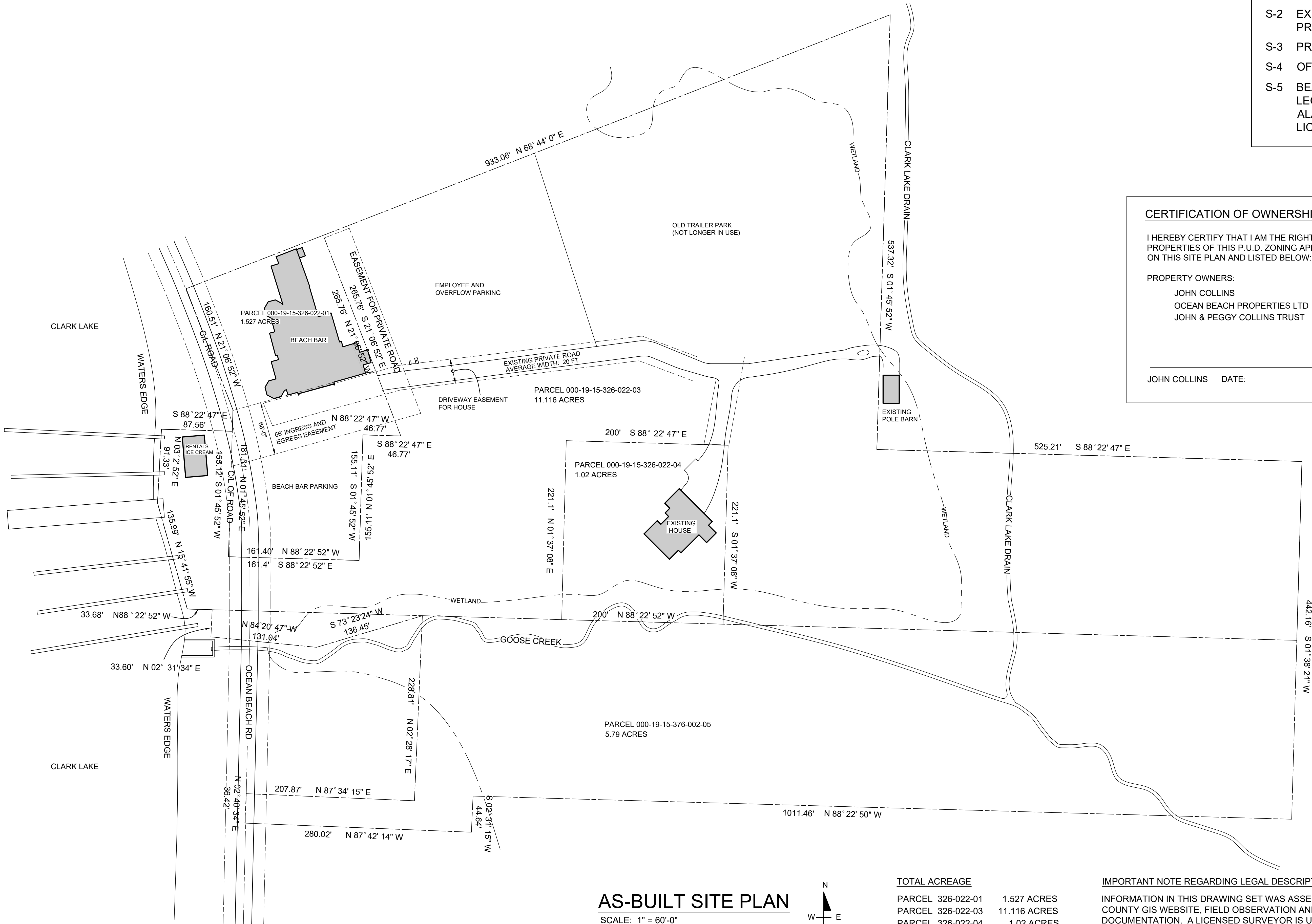
PROJECT:	GOOSE CREEK DEVELOPMENT
OWNER:	JOHN COLLINS
CONSULTING SERVICES:	TEEM CONSULTING LLC
PLANS BY:	JACK SHELBY, INC.

CERTIFICATION OF OWNERSHIP

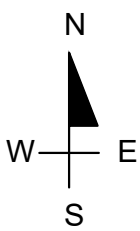
I HEREBY CERTIFY THAT I AM THE RIGHTFUL OWNER OF THE PROPERTIES OF THIS P.U.D. ZONING APPLICATION AS NOTED ON THIS SITE PLAN AND LISTED BELOW:

PROPERTY OWNERS:  
JOHN COLLINS  
OCEAN BEACH PROPERTIES LTD  
JOHN & PEGGY COLLINS TRUST

JOHN COLLINS      DATE: \_\_\_\_\_



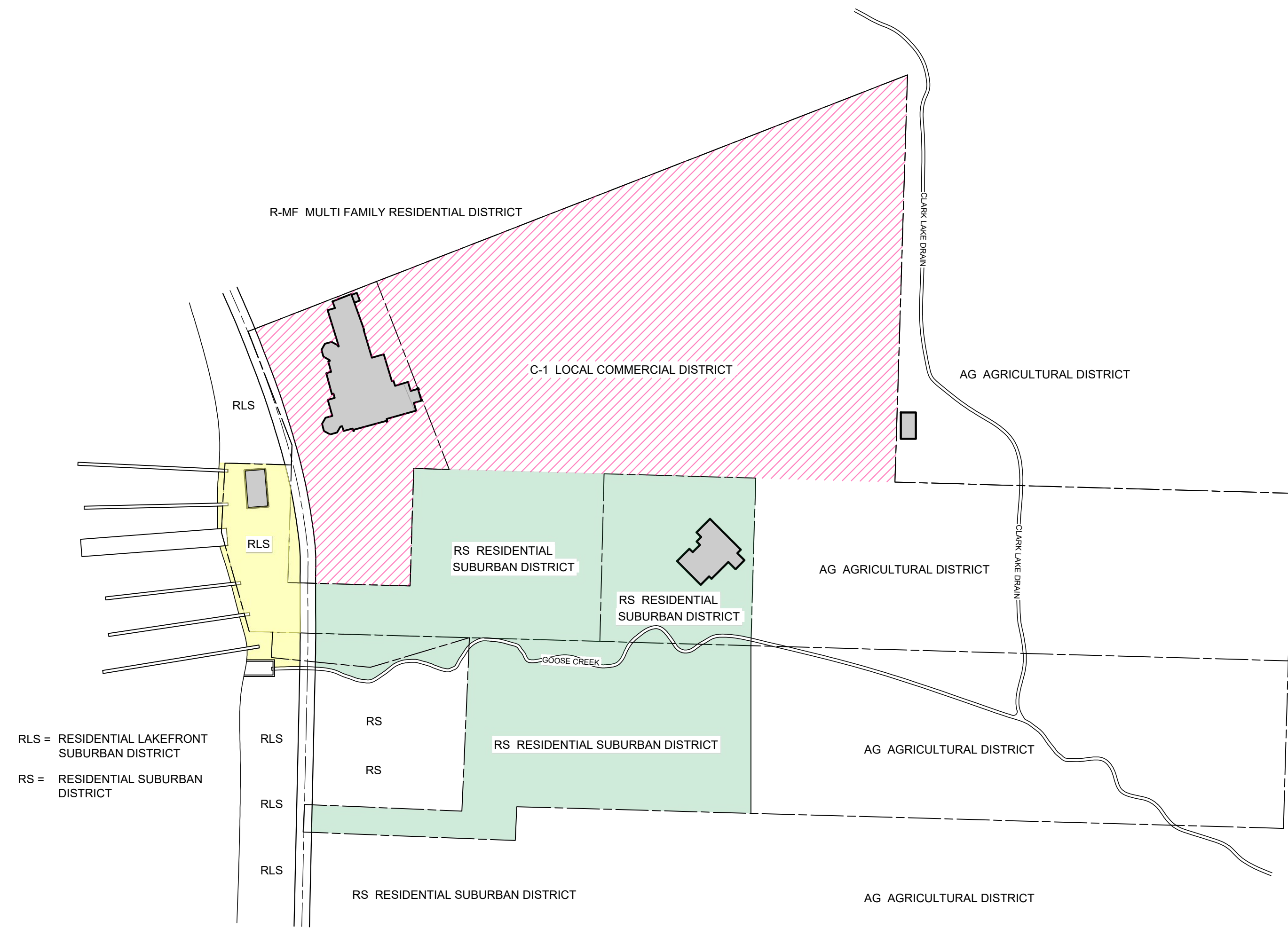
AS-BUILT SITE PLAN  
SCALE: 1" = 60'-0"



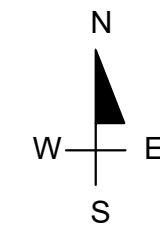
TOTAL ACREAGE	
PARCEL 326-022-01	1.527 ACRES
PARCEL 326-022-03	11.116 ACRES
PARCEL 326-022-04	1.02 ACRES
PARCEL 376-002-05	5.79 ACRES
TOTAL	19.453 ACRES

IMPORTANT NOTE REGARDING LEGAL DESCRIPTION AND TOTAL ACREAGE  
INFORMATION IN THIS DRAWING SET WAS ASSEMBLED USING THE JACKSON COUNTY GIS WEBSITE, FIELD OBSERVATION AND OTHER HISTORICAL DOCUMENTATION. A LICENSED SURVEYOR IS UNDER CONTRACT TO WRITE A NEW LEGAL DESCRIPTION FOR THE PROPOSED PUD AREA AND WILL CONFIRM BEARING AND DISTANCE AND TOTAL ACREAGE.

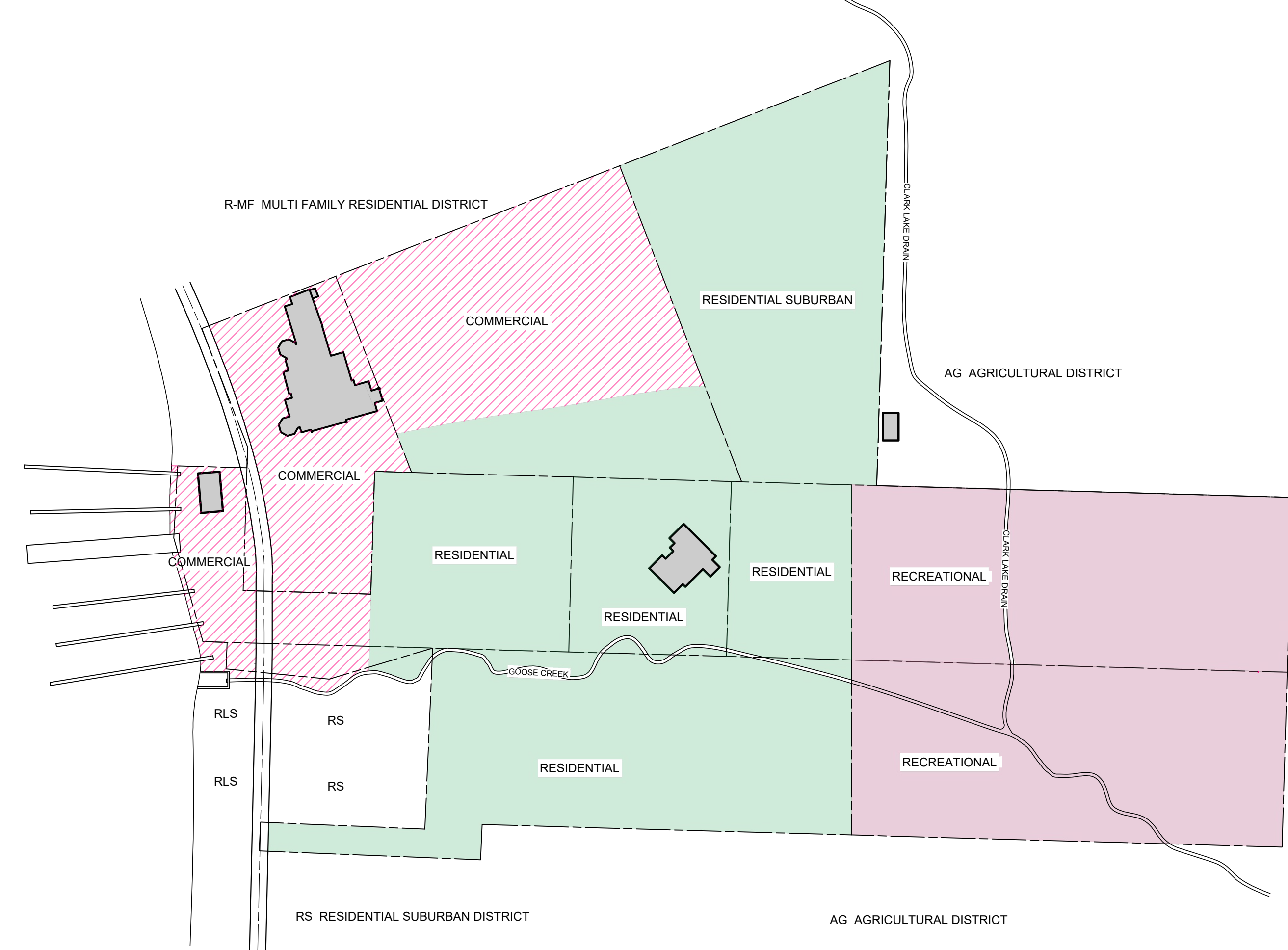
ISSUE:	08/19/25
TITLE:	AS-BUILT SITE PLAN
SHEET NO:	S-1



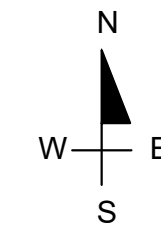
**EXISTING ZONING DISTRICTS**  
SCALE: NOT TO SCALE



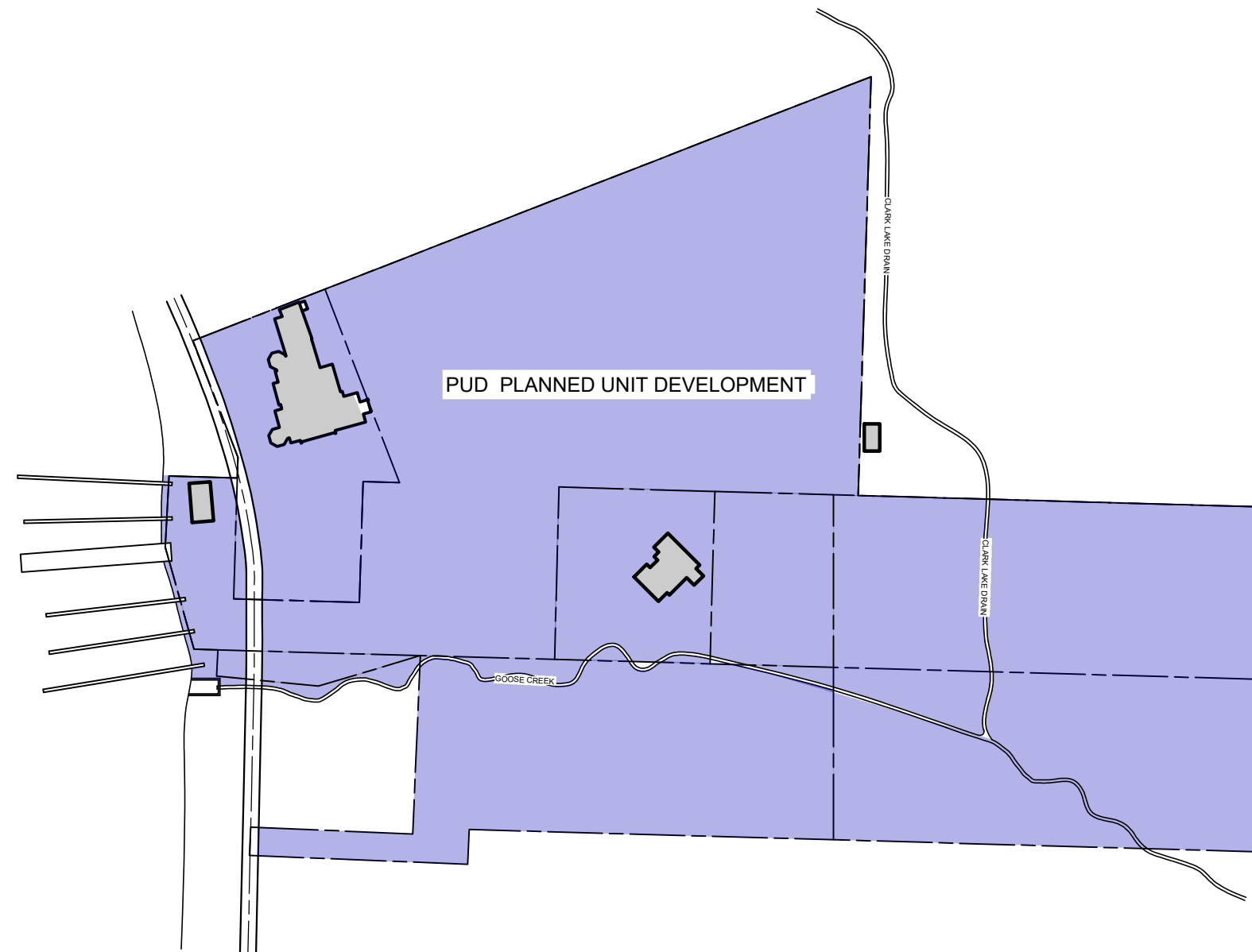
INCLUDES SURROUNDING DISTRICTS



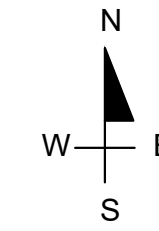
**PROPOSED USES UNDER PUD**  
SCALE: NOT TO SCALE



LEGEND		
RS	RESIDENTIAL SUBURBAN / RESIDENTIAL USE	
RLS	RESIDENTIAL LAKEFRONT SUBURBAN	
C-1	LOCAL COMMERCIAL / COMMERCIAL USE	
AG	AGRICULTURAL	
REC	RECREATIONAL USE	
PUD	PLANNED UNIT DEVELOPMENT	



**PUD PLANNED UNIT DEVELOPMENT**  
SCALE: NOT TO SCALE





BOAT DOCKING ON BEACH BARS PRIVATE MARINA

THE DEPARTMENT OF ENVIRONMENT, GREAT LAKES AND ENERGY (EGLE) REGULATES BOAT DOCKING FOR PRIVATE MARINAS. THE BEACH BAR HAS A LICENSE FOR 100 TOTAL BOAT SLIPS. BREAK-DOWN AS FOLLOWS:

- 1. RENTAL SLIPS 92
- 2. SLIPS RESERVED FOR GOOSE CREEK COTTAGES: 8

EMPLOYEE AND OVERFLOW PARKING

EXISTING EMPLOYEE AND OVERFLOW PARKING EXPANDING FROM 119 PARKING SPOTS TO 201 PARKING SPOTS

GOOSE CREEK COTTAGES

SHORT TERM RENTAL

ALL COTTAGES HAVE 10 FT SIDE SETBACKS, 25 FT FRONT SET BACK AND 25 FT REAR SETBACK MEETS SETBACK CRITERIA FOR RS RESIDENTIAL DISTRICTS

PHASING OF COTTAGE DEVELOPMENT

PHASING WILL PROGRESS AS SANITARY SEWER TAPS BECOME AVAILABLE

- PHASE 1 UNIT 1 & 2
- PHASE 2 UNIT 3 & 8
- PHASE 3 UNIT 4 & 7
- PHASE 4 UNIT 5 & 6

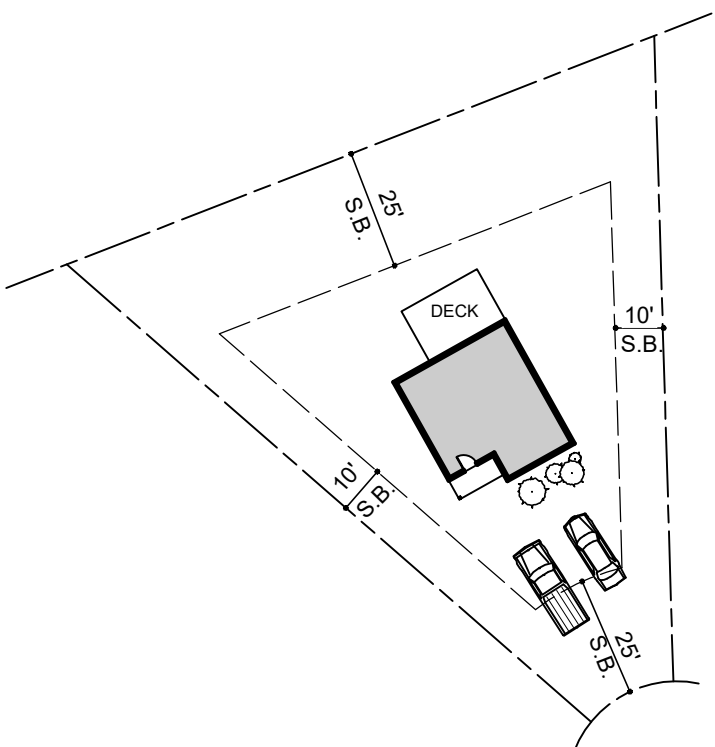
GOOSE CREEK COTTAGES

SINGLE FAMILY COTTAGES. NO GARAGES.

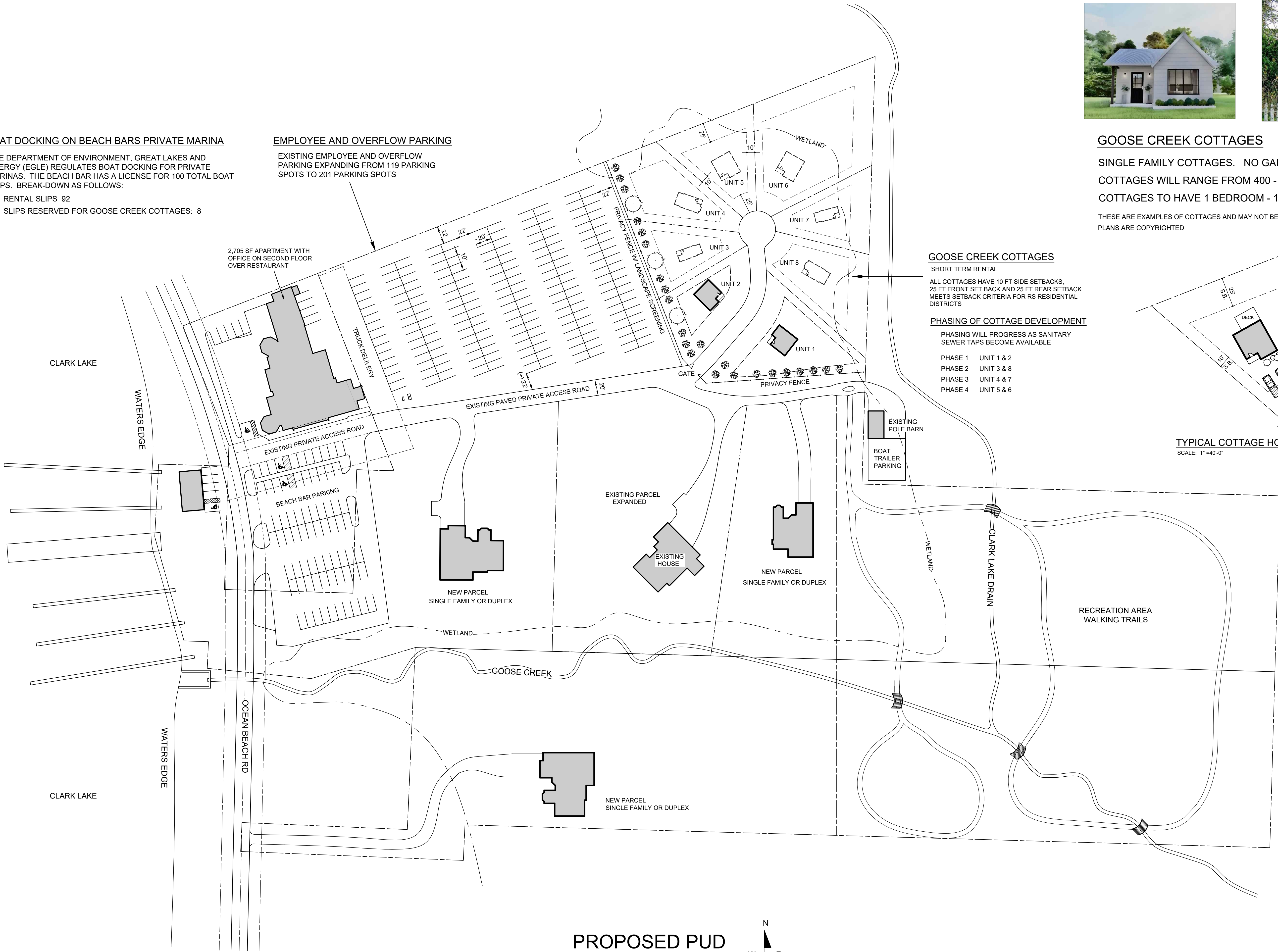
COTTAGES WILL RANGE FROM 400 - 800 SQUARE FOOT IN SIZE.

COTTAGES TO HAVE 1 BEDROOM - 1 BATHROOM - KITCHENETTE

THESE ARE EXAMPLES OF COTTAGES AND MAY NOT BE THE FLOOR PLANS USED IN THE DEVELOPMENT PLANS ARE COPYRIGHTED



TYPICAL COTTAGE HOME LOT  
SCALE: 1" = 40'-0"



PROPOSED PUD  
SCALE: 1" = 60'-0"



PROJECT:	GOOSE CREEK DEVELOPMENT
OWNER:	JOHN COLLINS
CONSULTING SERVICES:	TEEM CONSULTING LLC
PLANS BY:	JACK SHELBY, INC

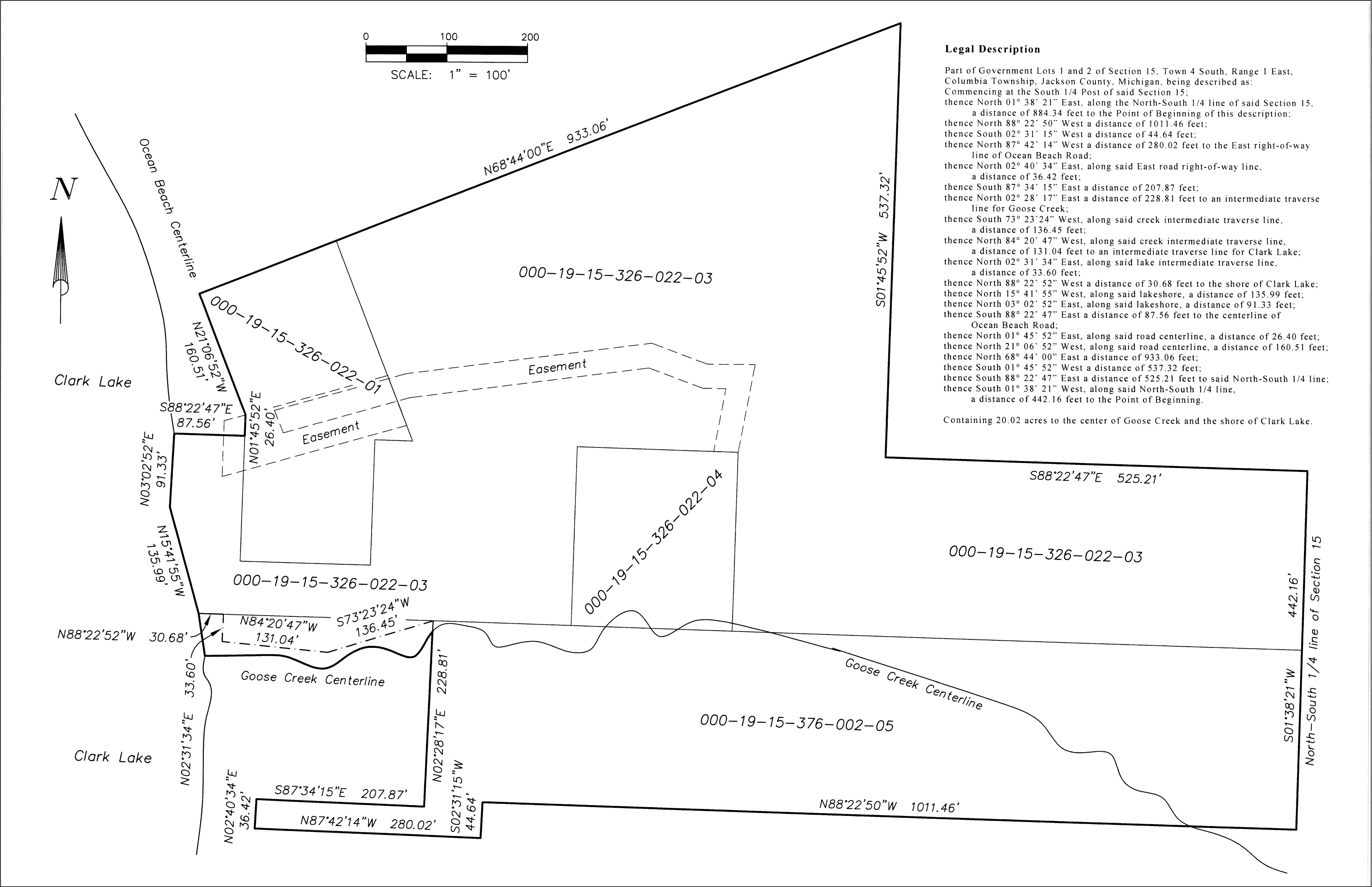
ISSUE:	08/19/25
TITLE:	PROPOSED PUD
SHEET NO:	S-3

			PROJECT: GOOSE CREEK DEVELOPMENT
			OWNER: JOHN COLLINS
			CONSULTING SERVICES: TEEM CONSULTING LLC
			PLANS BY: JACK SHELBY, INC
			ISSUE:  08/19/25
			TITLE: OFF STREET PARKING
			SHEET NO:  S-4

OFF-STREET PARKING			SECTION 10.4 PARKING SPACE REQUIREMENTS	
C. COMMERCIAL USES				
3. d. RESTAURANTS, TAVERNS, AND BARS: ONE (1) SPACE FOR EVERY THREE (3) SEATS PROVIDED PLUS ONE (1) ADDITIONAL SPACE FOR EACH FIFTY (50) SQ. FT. OF STANDING ROOM AVAILABLE TO CUSTOMERS.				
SCHEDULE OF TABLE SEATING:				
MAIN BAR / WAITING AREA	7 TOPS - 8 SEATING =	56		
	29 TOPS - 4 SEATING =	116		
	14 TOPS - 2 SEATING =	28		
	BAR STOOLS	= 10	210	
OUT-BACK GAMES	2 TOPS - 2 SEATING =	8	8	
ELEVATED COVERED PATIO	5 TOPS - 4 SEATING =	20		
	2 TOPS - 8 SEATING =	16		
	STOOLS	= 16	52	
OUTDOOR SEATING	12 TOPS - 4 SEATING =	48		
	7 TOPS - 6 SEATING =	42		
	7 BENCH - 4 SEATING =	28	118	
	TOTAL SEATING	388 / 3 =	130	
	ADDITIONAL LOBBY WAITING	250 SF / 50 =	5	
			135	PARKING SPACES REQUIRED
4. k. BANQUET AREA: ONE (1) SPACE FOR EVERY FOUR (4) SEATS PROVIDED PLUS ONE (1) ADDITIONAL SPACE FOR EACH FIFTY (50) SQ. FT. OF STANDING ROOM AVAILABLE TO ATTENDEES.				
SCHEDULE OF TABLE SEATING:				
BANQUET AREA	9 TOPS - 8 SEATING =	72		
	ADDITIONAL STANDING ROOM	NONE		
			72 / 4 =	18 PARKING SPACES REQUIRED
NOTE: THE BANQUET ROOM IS ONLY OPEN FOR SPECIAL EVENTS AND IS NOT USED FOR REGULAR RESTAURANT SEATING.				
UPPER DECK - 3. h. CONVENIENCE STORE ON LAKE SIDE OF OCEAN BEACH ROAD				
ONE (1) SPACE FOR EVERY THREE HUNDRED (300) SQ. FT. OF USABLE FLOOR AREA				
USABLE FLOOR AREA	1,011 S.F. / 300 =	4		4 PARKING SPACES REQUIRED
APARTMENT AND OFFICE SPACE ABOVE RESTAURANT				
APARTMENT	2			
OFFICE	2			4 PARKING SPACES REQUIRED
MARINA	92 RENTAL SLIPS - 8 RESERVED FOR GOOSE CREEK COTTAGES			
NO PARKING SPACE REQUIREMENTS LISTED FOR MARINA IN SECTION 10.4 OF THE TOWNSHIP ORDINANCE. USING ONE (1) SPACE FOR EVERY BOAT SLIP				
			92	PARKING SPACES REQUIRED
EMPLOYEES	ONE (1) ADDITIONAL PARKING SPACE SHALL BE PROVIDED FOR EACH EMPLOYEE OF THE LARGEST WORK SHIFT. 25 EMPLOYEES			
			25	PARKING SPACES REQUIRED
TOTAL			278	PARKING SPACES REQUIRED
			289	PARKING SPACES PROVIDED IN PUD APPLICATION

SCHEDULE OF OFF-STREET PARKING	
EAST LOT	201
APARTMENT / OFFICE	4
N/ W CORNER OF SITE	5
H.C. FRONT ENTRANCE	1
SOUTH LOT	73
UPPER DECK STORE	5
TOTAL EXISTING AND PROPOSED PARKING SPACES FOR PUD	289
IN ADDITION TO THE ABOVE OFF-STREET PARKING THERE IS A ADDITIONAL PUBLIC PARKING WITHIN 300 FT OF THE DEVELOPMENT	







Columbia Charter Township  
Jackson County, Michigan  
8500 Jefferson Road  
Brooklyn, MI 49230

Phone: (517) 592-2000  
Fax: (517) 592-8115  
[www.twp.columbia.mi.us](http://www.twp.columbia.mi.us)

## MEMORANDUM

TO: Planning Commission  
FROM: Brittany Stein, Planning & Zoning Manager  
DATE: September 11, 2025  
RE: Goose Creek / Beach Bar Planned Unit Development  
Preliminary Site Plan Review  
Applicant/Owner: John Collins / Ocean Beach Properties LTD /  
John & Peggy Collins Trust  
Parcel ID #'s: 000-19-15-326-022-01; 000-19-15-326-022-03;  
000-19-15-326-022-04; 000-19-15-376-002-05.

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### **History:**

June 16, 2025: Pre-Application meeting with John Collins (Owner), Jack Shelby (Site Plan Designer), Mike McKay (Builder), Brittany Stein (Planning & Zoning Manager), & Barry Marsh (Supervisor).

September 4, 2025: Brittany Stein received a complete Zoning Map Amendment Application and additional documents and plans necessary to schedule a Planning Commission Meeting to initiate the Planned Unit Development procedure. The first step is to have a Preliminary Site Plan Review discussion with the Planning Commission. (Plans dated 8/19/2025).

September 11, 2025: Planning Commission to discuss Preliminary Site Plan Review and Planned Unit Development procedure.

### **Planned Unit Development Procedure and Next Steps:**

- September 11, 2025: Planning Commission – Preliminary Site Plan Review.
  - Planning Commissioners shall discuss the project as a whole and provide recommendations and any suggested changes.
  - Section §4.2 (PUD is a Separate District) of the Zoning Ordinance states the following: *A PUD is permitted as a separate zoning district only when determined to be in compliance with the provisions of this Article. The approval of a PUD shall require an amendment of the Zoning Map constituting a part of this Ordinance so as to designate the property “PUD” and the PUD shall be subject to the approved PUD application.*
  - §4.3: Minimum Eligibility Criteria: *The following minimum eligibility criteria shall be met in order for PUD approval:*
    1. Recognizable and Substantial Benefit: *The PUD shall result in a recognizable and substantial benefit to the ultimate users of the project and to the community. Such benefit must otherwise be unfeasible or unlikely under the regulations of other Districts.*
    2. Availability and Capacity of Public Services: *The proposed type and intensity of use shall not result in an unreasonable burden on the availability and use of existing public services, facilities, and utilities.*
    3. Compatibility with the Master Plan: *The proposed development shall be in accordance with the goals and policies of the Columbia Township Master Plan.*

4. Compatibility with the PUD Intent: The proposed development shall be consistent with the intent and spirit of Section 4.1.

5. Economic Impact: The proposed development shall not impede the continued use or development of surrounding properties for uses permitted on such properties.

6. Unified Control of Property: The proposed development shall be under single ownership or control such that there is a single person or entity having responsibility for completing the project in conformity with this Ordinance and the specifications of the PUD approval.

- §4.3: Approval Standards: Each application and site plan for a PUD shall conform to all applicable provisions of this Ordinance unless specific waivers have been granted by the Township Board, and the following:
  - 1. Site Plan Approval Standards, Section 14.4.
  - 2. General Approval Standards for Special Land Uses, Section 15.6.
- ❖ Staff Recommendation (9-11-2025 PC): Schedule Public Hearing for Zoning Map Amendment as part of the next steps (Pending final/official survey).
- Zoning Map Amendment - Public Hearing – Planning Commission: TBD.
  - Zoning Map Amendment procedure: Planning Commission meeting (Public Hearing), then if recommendation to approve, will go to Jackson County Planning Commission (Region 2), then the Township Board will review and read the Proposed Ordinance Map Amendment at least two (2) of their meetings. The Township Board will also review and consider the recommendation provided by the Planning Commission on the Preliminary Site Plan Review. If the Township Board approves the Zoning Map Amendment, the Zoning District for the entire 19.5 acre land (4 parcels) would be amended to be entirely “Planned Unit Development.”
  - If approved by the Township Board, this does two things... According to the Zoning Ordinance (Section 4.6 (B)(4)):
    - A. to authorize the fundamental PUD character and layout embodied in the preliminary site plan, including any conditions applied to the approval, prior to the preparation of a final site plan.
    - B. to authorize a change on the Zoning Map to classify the subject property as “PUD”.
- Final Site Plan Review – Planning Commission and Township Board for final decision.
  - IF Preliminary Site Plan approval is given, the applicant has 18 months to submit Final PUD Site Plan (or phase one, if doing phases).





Columbia Charter Township  
Jackson County, Michigan  
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Brooklyn, MI 49230

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**COLUMBIA CHARTER TOWNSHIP  
PUBLIC HEARING NOTICE  
PLANNING COMMISSION  
THURSDAY, DECEMBER 4, 2025, AT 7:00 P.M.**

**PLEASE TAKE NOTICE** that the Columbia Charter Township Planning Commission will hold a public hearing on December 4, 2025, at 7:00 p.m. at the Columbia Charter Township Hall at 8500 Jefferson Road, Brooklyn, MI 49230, to consider the following request:

**Zoning Map Amendment**

Applicant/Owner: John Collins / Ocean Beach Properties LTD.

Location: 3505 Ocean Beach Rd. Clarklake, MI 49234.

Parcel IDs: 000-19-15-326-022-01; 000-19-15-326-022-03; 000-19-15-376-002-05; & 000-19-15-326-022-04.

Request: Zoning Map Amendment to rezone 4 existing parcels (19.5 acres total) from Local Commercial (C-1), Residential Suburban (RS), Residential Lakefront Suburban (RLS), and Agricultural (AG) to Planned Unit Development (PUD). The proposed zoning district of Planned Unit Development (PUD) would include an existing restaurant/bar, existing retail, existing apartment, and an existing single-family home, and new uses proposed, including the following: eight (8) rental cottages, several new single-family living units, additional commercial use parking, and open space recreation area (subject to final site plan approval).

Information associated with the scheduled Public Hearing is available for public review at the Columbia Charter Township office during the hours of 7:30 a.m. to 5:00 p.m., Mondays through Thursdays. Comments will be heard from the public at the hearing, or you can submit comments in writing to the: Columbia Township Planning Commission 8500 Jefferson Road, Brooklyn, MI 49230. All written comments will be entered into the public record and should be received by 12:00 p.m. (noon) on the scheduled hearing date.

Columbia Charter Township will provide necessary reasonable auxiliary aids and services at the public hearing to individuals with special needs upon five (5) days' notice to the Township Clerk (517-592-2000).

**Brittany Stein,**  
Planning & Zoning Manager  
Columbia Charter Township