



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: July 9, 2026
TIME: 6:00 p.m.
PLACE: 5th Floor Commission Chambers
Jackson County Tower Building
120 W. Michigan Avenue
Jackson, Michigan 49201

MEETING AGENDA

1. Call to order and pledge of allegiance
2. Public comment [**3 MINUTE LIMIT**]
3. Approval of Minutes
Approval of the April 9, 2026, meeting minutes [**ACTION**] 3
4. Approval of Agenda
Approval of the July 9, 2026, meeting agenda [**ACTION**]
5. Request(s) for review, comment, and recommendation
 - a. Consideration of township zoning amendment(s) –
 - (1)CZ | #26-09 | Napoleon Township Rezoning Application [**ACTION**]5
 - (2)CZ | #26-10 | Napoleon Township Rezoning Application [**ACTION**] 21
 - (3)CZ | #26-11 | Leoni Township Zoning Text Application [**ACTION**] 46
 - 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 August 13th, 2026

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Jackson County Planning Commission

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

MEETING MINUTES

April 9, 2026

5th Floor Commission Chambers • Jackson County Tower Building • Jackson, Michigan

Members Present: Mr. Corey Kennedy, Board of Commissioners; Mr. Kurt Cole, At Large; Ms. Nancy Hawley, Chair; Mr. Ted Hilleary, Education; Ms. Mary Wolcott, At Large; Ms. Celia Croff, Agriculture; Mr. Russ Jennings, At Large; Mr. Mark Baldwin, Economic.

Members Absent: Mr. John Brennan, 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.**

Item 3. **Approval of Minutes.** Comm. Wolcott made a motion, seconded by Comm. Jennings, to approve the March 12, 2025, meeting minutes. Changes were made about who was present and absent at the meeting. *The motion was approved unanimously.*

Item 4. **Approval of the Agenda.** Comm. Hilleary made a motion to approve the agenda for April 9, 2026, 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 | #26-07 | Norvell Township**

Staff referred to a report regarding a zoning text amendment from Norvell Township. The zoning text amendment is an addition to their ordinance outlining moratoriums and the instances the Township would use it and the method they would administer it.

Comm. Cole made a motion to recommend **approval** of the zoning text amendment, supported by Comm. Kennedy. *The motion was approved unanimously.*

(2) **CZ | #26-08 | Summit Township**

Staff referred to a report regarding a zoning text amendment from Summit Township. The zoning text amendment changes sections related to conditional uses.

Comm. Kennedy made a motion to recommend **approval** of the rezoning, supported by Comm. Cole. *The motion was approved unanimously.*

- b. **Consideration of Master Plan(s).** None.
- c. **Farmland & Open Space Preservation Program (PA 116) application(s).** None.

Item 6. **Other Business.**

Planner Kade Peck informed the planning commission that the informational data center document was sent out to the clerks of the county.

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

Item 7. **Public Comment.**

Item 8. **Commissioner Comment.**

Planning commissioners discussed a variety of topics touching upon topics related to energy, finances, EPA regulations, and data centers.

Item 9. **Adjournment.**

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

The meeting adjourned at 6:40 p.m.

Respectfully submitted by:

Kade Peck, Recording Secretary



Jackson County Planning Commission

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120 W. Michigan Avenue • Jackson, MI 49201

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COORDINATED ZONING REPORT | #26-09

To: County Planning Commissioners

From: Kade Peck, R2PC Planner

Date: July 9, 2026

Proposal: **Rezoning of parcel 000-14-17-476-001-11, 3.9 acres out of 5.27 acres, off of Hoyer Road, Jackson County, Napoleon Township, from Agricultural (Ag-1) to Residential (R-1).**

Request

The subject property is proposed for a rezoning to Residential (R-1) from Agricultural (Ag-1).

Purpose

The Rezoning Worksheet Form states that the purpose of the proposed zoning change is for improved residential.

Location and Size of the Property

The parcel proposed for rezoning is located in the Northwest corner of the township. The size of the parcel is around 5.27. acres, 3.9 of the acres are proposed for rezoning.

Land Use and Zoning

Current Land Use – The subject property is currently residential. Single family residential surrounds the parcel.

Future Land Use Plan – The Land Use Plan map in the *Napoleon Township Master Plan* places the property in the Open Space/Residential area.

Current Zoning – The parcel is currently zoned Agricultural. There is single Family Residential to the North and the East. Rural Residential is located to the South. Agricultural is located in the West.

Public Facilities and Environmental Constraints

Water and Sewer Availability – Sewer and Water are not available.

Public Road/Street Access – Hoyer Road provides access to the parcel.

Environmental Constraints – None.

Analysis and Recommendation

Township Planning Commission Recommendation – The Napoleon Township Planning Commission approved the rezoning at their May 2026 meeting.

JCPC Staff Analysis and Advisement – The proposed use is similar to the previous use and similar to uses surrounding the parcel. The future land use fits into this rezoning. The proposed rezoning matches multiple of the zonings near the parcel.

Therefore, staff recommends **Approval** for the rezoning of the parcel from Agricultural (Ag-1) to Residential (R-1).

Staff Report Attachment(s):

- *Background information provided by Napoleon 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: <u>Napoleon</u>		Township Case #: <u>26-05-0003</u>	
Township official we may contact: <u>Jane Gallant</u>		Phone #: (<u>517</u>) <u>536</u> - <u>8694</u>	
Applicant: <u>Timothy Horsch</u>		Phone #: (<u>517</u>) <u>206</u> - <u>2752</u>	
Rezoning Request:	From: <u>Agricultural</u> (<u>Ag-1</u>)	To: <u>Residential</u> (<u>R-1</u>)	
Property Location:	Section(s): <u>17</u>	Quarter Section(s): ☐ NW ☐ NE ☐ SW ☒ SE	
Legal Description and/or Survey Map/Tax Map (please attach)		☒ Yes ☐ No (Please do not use <u>only</u> the Parcel ID Number)	
Parcel Size (if more than one parcel, label "A" - "Z"): <u>5.27 Acre</u>			
Please attach location map		☒ Yes ☐ No	
What is the existing use of the site?		<u>Residential Improved</u>	
What is the proposed use of the site?		<u>Residential Improved</u>	
What are the surrounding uses (e.g.: agriculture, single-family residential, highway commercial, etc.)?			
North: <u>Single Family Residential (R-1)</u>		South: <u>Single Family Residential (R-1)</u>	
East: <u>Single Family Residential (R-1)</u>		West: <u>Single Family Residential -R-1</u>	
What are the surrounding Zoning Districts?			
North: <u>Single Family Residential</u> (<u>R-1</u>)		South: <u>Rural Residential</u> (<u>RR</u>)	
East: <u>Single Family Residential</u> (<u>R-1</u>)		West: <u>Agricultural</u> (<u>Ag-1</u>)	
What is the suggested use of the site on the Township's Land Use Plan map? <u>Open Space Residential</u>			
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 <u>Hoyer Rd</u>	
Are there any known environmental constraints on the site?		☐ Yes ☒ No	
☐ Wetland(s)	☐ Floodplain(s)	☐ Brownfield(s)	☐ Soil(s)
☐ Other (please specify) _____			
Please attach the minutes of the Planning Commission.			
☒ Yes, the minutes are attached.		☐ No, the minutes are not attached.	
Please attach copies of any reports, exhibits or other documented provided to the Planning Commission.			
☒ Yes, copies of documentation are attached.		☐ No, copies of documentation are not attached.	
Please attach any public comments, letters, or petitions.			
☒ Yes, public comments are attached.		☐ No, public comments are not attached.	

Please include any additional information or comments as an attachment.

ZONING AMENDMENT FORM



JACKSON COUNTY PLANNING COMMISSION (COORDINATING ZONING)

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

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

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

THE Napoleon 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.)

Legal Description (see attached) - 4001 Hoyer Rd Parcel #000-14-17-476-001-11

1. The above described property has a proposed zoning change FROM Agricultural ZONE TO Residential (R-1) ZONE.

2. PURPOSE OF PROPOSED CHANGE: Allow 3.9 acre out of 5.27 acre to be changed from Agricultural to Residential. Lot C 1.09Acre / Lot D .05 Acre combine into 000-14-17-476-002-03) / Lot E .94Acre / Lot F 1.01 Acre / Lot G - 1.37 Acre to remain AG and combined into 000-14-17-476-001-10

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.)

Allow 3.9 acre out of 5.27 acre to be changed from Agricultural to Residential. Lot C 1.09Acre / Lot D .05 Acre combine into 000-14-17-476-002-03) / Lot E .94Acre / Lot F 1.01 Acre / Lot G - 1.37 Acre to remain AG and combined into 000-14-17-476-001-10

C. PUBLIC HEARING on the above amendment was held on: month May day 28 year 2026

D. NOTICE OF PUBLIC HEARING was published/mailed on the following date: month February day 11 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: 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.

John E. Hanna, Recording Secretary May / 28 / 2026 (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.

_____, () Chair or () 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

NAPOLEON TOWNSHIP – PLANNING COMMISSION

Meeting Date:	5-23-26	Time: 6:00pm	Case#26-05-0003 Tim Horsch	
Meeting Sign-In Sheet				
Name	Title	Address	Phone	E-Mail
Jeff Kirkpatrick	Member	401 S. Jackson St. Jackson, MI 49201	788-9150-O 937-7000-C	jeff@courtofficer.com Term Expires 12/31/2026
Signature Line				
Mindy Rice	Member	7150 S. Stony Lake Jackson, MI 29201	581-6537	mindyricejim@yahoo.com Term Expires 12/31/2026
Signature Line				
Heidi Richardson	Member	1306 Leroy St. Jackson, MI 49202	740-3360	Heidirichardson2017@gmail.com Term Expires 12/31/2027
Signature Line				
Scott Miles	Chair	133 Austin Rd. P.O. Box 274 Napoleon, MI 49261	795-6140-C	smiles252@msn.com Term Expires 12/31/2025
Signature Line				
Robert Jones IV	Member	105 West P.O. Box 15 Napoleon, MI 49261	517-990-2351	robert@computer-ties.com Term Expires 12/31/2027
Signature Line				
Mark LaRocque	Member	7760 Rachel Lane Jackson, MI 49201	734-771-8452	Hunderdog2001@yahoo.com Term Expires 12/31/2025
Signature Line				
John Hummer	Twp. Board Liaison - Secretary	10548 Cady Rd. Grass Lake, MI 49240	748-3662	John.hummer2@gmail.com John.hummer@gmail.com Term Expires 11/2028
Signature Line				
Jane Gallant	Zoning Admin		812-9106	zoneadmin@napoleontownship.us
Signature Line				
Signature Line				

REZONING WORKSHEET FORM



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Township of: Napoleon Township Case #: 26-05-0003

Township official we may contact: Jane Gallant Phone #: (517) 536 - 8694

Applicant: Timothy Horsch Phone #: (517) 206 - 2752

Rezoning Request: From: Agricultural (Ag-1) To: Residential (R-1)

Property Location: Section(s): 17 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"): 5.27 Acre

Please attach location map ☒ Yes ☐ No

What is the existing use of the site? Residential Improved

What is the proposed use of the site? Residential Improved

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

North: Single Family Residential (R-1)

South: Single Family Residential (R-1)

East: Single Family Residential (R-1)

West: Single Family Residential -R-1

What are the surrounding Zoning Districts?

North: Single Family Residential (R-1)

South: Rural Residential (RR)

East: Single Family Residential (R-1)

West: Agricultural (Ag-1)

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

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

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

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

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ZONING AMENDMENT FORM



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C. **PUBLIC HEARING** on the above amendment was held on: month May day 28 year 2026

D. **NOTICE OF PUBLIC HEARING** was published/mailed on the following date: month February day 11 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: 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.

_____, Recording Secretary May / 28 / 2026 (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.

_____, () Chair or () 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

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

04/06/2026 3:39 PM

Parcel:	000-14-17-476-001-11	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	HORSCH, TIMOTHY TRUST	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	4001 HOYER RD JACKSON , MI 49201	Taxable Status	TAXABLE
Liber/Page:		Prev. Taxable Stat	TAXABLE
Split:	/ /	Gov. Unit:	09 UNIT 3809
Public Impr.:	Paved Road, Electric, Gas, Standard Utilities	MAP #	
Topography:	Rolling	School:	38130 NAPOLEON COMMUNITY SCHOOLS
		Neighborhood:	00065 C RES. RURAL
Mailing Address:	Description: COM AT THE SE COR OF SEC 17 TH N48*19'18"W 510.47 FT (RECORDED AS 510.57 FT) TO A FOUND IRON TH N05*54'35"E 60.39 FT (RECORDED AS 60.00 FT) TH ALG A CURVE TO THE LEFT 128.74 FT (RECORDED AS 129.27 FT) SD CURVE HAVING A RADUIS OF 845.50 FT (RECORDED AS 843.60 FT) DELTA ANGLE OF 8*43'27" AND A CHORD OF 128.61 FT (RECORDED AS 129.14 FT) BEARING N01*33'06" E TH N62*56'21"W 638.47 FT FOR POB TH N62*56'21"W 215.17 FT TO A FOUND IRON TH N89*18'26"W 231.00 FT TO THE CL OF HOYER RD TH ALG A CURVE TO THE RIGHT ALG CL 311.78 FT SD CURVE HAVING A RADUIS OF 700.05 FT DELTA ANGLE OF 25*31'03" AND A CHORD OF 309.21 FT BEARING S34*07'12" W TH S46.52'45"W CONT ALG SD CL 21.71 FT TH S43*06'44"E 32.78 FT (RECORDED AS 33.00 FT) TO A FOUND IRON TH ALG A CURVE TO THE LEFT 324.77 FT (RECORDED AS 324.96 FT) SD CURVE HAVING A RADIUS OF 499.38 FT (RECORDED AS 500.00 FT) DELTA ANGLE 37*15'42" AND A CHORD OF 319.07 FT (RECORDED AS 319.27 FT) BEARING S61*44'35"E TO A FOUND IRON TH S80*22'27"E 136.17 FT (RECORDED AS 136.11 FT) TO A FOUND IRON TH ALG A CURVE TO THE RIGHT 95.41 FT (RECORDED AS 95.13 FT) SD CURVE HAVING A RADIUS OF 519.32 FT (RECORDED AS 519.00) DELTA ANGLE OF 10*31'36" AND A CHORD OF 95.28 FT (RECORDED AS 95.13 FT) BEARING S75*07'17"E TO A FOUND IRON TH S23*09'18"W 33.05 FT TH ALG A CURVE TO THE RIGHT 121.21 FT SD CURVE HAVING A RADIUS OF 486.32 FT (RECORDED AS 486.00 FT) DELTA ANGLE OF 14*16'49" AND A CHORD OF 120.90 FT BEARING S 62*55*21E TH N01*30'21"W 477.95 FT TO POB. SEC 17 T3S R1E 5.27 +/- SPLIT JUNE 2012 FROM 000-14-17-476-001-03		

Most Recent Sale Information

Sold on 12/01/2023 for 0 by HORSCH, TIMOTHY.

Terms of Sale: 14-INTO/OUT OF TRUST

Liber/Page:

Most Recent Permit Information

Permit 06-0042 on 06/25/2006 for \$0 category BUILDING.

Physical Property Characteristics

2026 S.E.V.:	261,000	2026 Taxable:	193,624	Lot Dimensions:	
2025 S.E.V.:	262,400	2025 Taxable:	188,534	Acreage:	5.27
Zoning:	AG-1	Land Value:	68,755	Frontage:	0.0
PRE:	0.000	Land Impr. Value:	19,286	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1990
Occupancy: Single Family
Class: C
Style: 2 STORY
Exterior: Alum., Vinyl
% Good (Physical): 68
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 5
Full Baths: 2 Half Baths: 1
Floor Area: 3,928
Ground Area: 2,388
Garage Area: 1,656
Basement Area: 2,388
Basement Walls:
Estimated TCV: 433,921



Certificate of Survey

~ Parcel Split ~

Southeast Corner
Sec. 17, T3S, R1E
(E-7) Alum. Pipe



Scale
1" = 200'
0 200'

$\Delta = 8^{\circ}43'27''$
 $R = 845.50'$
 $L = 128.74'$
 $Ch = 128.61'$
Ch. Brg. = $N01^{\circ}33'06''E$

$N05^{\circ}54'35''E$
60.39'

510.47'
 $N48^{\circ}19'18''W$

P.O.B. A

$N62^{\circ}24'53''E$
243.96'

Parcel A
5.28±
Acres

Approx.
Gravel Drive

66' Esmt.
Liber 1738,
Page 847

Riser Box
(typ.)

P.O.B. B

$N89^{\circ}18'26''W$
231.00'

$\Delta = 25^{\circ}31'03''$
 $R = 700.05'$
 $L = 311.78'$
 $Ch = 309.21'$
Ch. Brg. = $S34^{\circ}07'12''W$

Hoyer Rd.
(Subject to Rd. R/W)

$\Delta = 4^{\circ}17'16''$
 $R = 486.32'$
 $L = 36.39'$
 $Ch = 36.38'$
Ch. Brg. = $N53^{\circ}38'18''W$

Parcel B
5.27±
Acres

Shed

Hse.

Barn

Gar.

$\Delta = 66^{\circ}05'05''$
 $R = 192.87'$
 $L = 222.45'$
 $Ch = 210.33'$
Ch. Brg. = $S84^{\circ}32'34''E$

Existing Gravel Drive

$S51^{\circ}30'02''E$
116.80'

$\Delta = 14^{\circ}16'49''$
 $R = 486.32'$
 $L = 121.21'$
 $Ch = 120.90'$
Ch. Brg. = $S62^{\circ}55'21''E$

$\Delta = 10^{\circ}31'36''$
 $R = 519.32'$
 $L = 95.41'$
 $Ch = 95.28'$
Ch. Brg. = $S75^{\circ}07'17''E$

$S80^{\circ}22'27''E$
136.17'

66' Ingress & Egress Esmt.
Liber 1298, Page 222-223

$\Delta = 37^{\circ}15'42''$
 $R = 499.38'$
 $L = 324.77'$
 $Ch = 319.07'$
Ch. Brg. = $S61^{\circ}44'35''E$

Pwr. Ln.

$S43^{\circ}06'44''E$
32.78'

$S46^{\circ}52'45''W$
21.71'

Note

All Dimensions are Measured

Legend



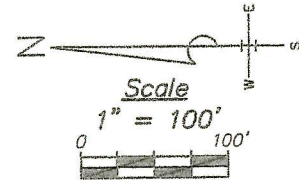
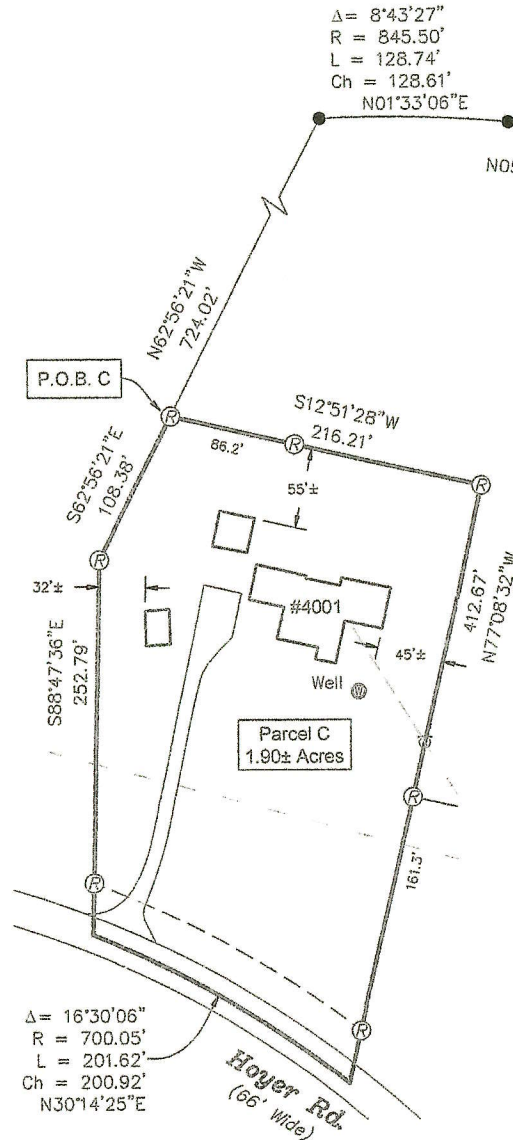
DAVID E.
FRICKSON

Certificate of Survey

Certified To:
Timothy Horsch

Part of the SE 1/4 of
Sec. 17, T3S, R1E
Napoleon Twp., Jackson County, MI
Parent Parcel #000-14-17-476-001-11

Southeast Corner
Sec. 17, T3S, R1E
(E-7) Alum. Pipe
L2153, P926



Note
See Previous SSC Survey
Job #2010.3201

Basis of Bearings
State Plane Coordinate System
Michigan South Zone 2113
NAD83 2011 Geoid 18US

Legend

- Section Corner
- Found Iron
- Ⓡ Set Rebar W/ Cap "DEE 29245"



Parcel C - Description as Surveyed:

A parcel of land in the Southeast 1/4 of Section 17, Town 3 South, Range 1 East, Napoleon Township, Jackson County, Michigan, more particularly described as:

Commencing at the Southeast Corner of said Section 17, thence N48°19'18"W 510.47 feet; thence N05°54'35"E 60.39 feet; thence along a curve to the left, 128.74 feet (chord N01°33'06"E 128.61 feet, radius 845.50 feet); thence N62°56'21"W 724.02 feet to the Point of Beginning of this description; thence S12°51'28"W 216.21 feet; thence N77°08'32"W 412.67 feet to the centerline of Hoyer Road; thence along a curve to the left, along said centerline, 201.62 feet (chord S30°14'25"E 200.92 feet, radius 700.05 feet); thence S88°47'36"E 252.79 feet; thence S62°56'21"E 108.38 feet to the Point of Beginning. Containing 1.90 acre, more or less.

Subject to the rights of the public to Hoyer Road. Also to all other easements and restrictions, if any.

JOB #: 2026.5652

DRAWN: RST

DATE: 4-20-26

SCALE: 1" = 100'

PAGE: 1 OF 5



SHERIDAN SURVEYING CO.

910 Fifth Street
517-764-0440

Michigan Center, MI 49254
sheridansurveying.com

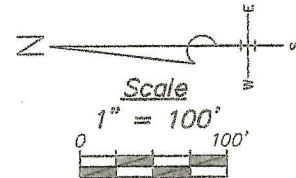
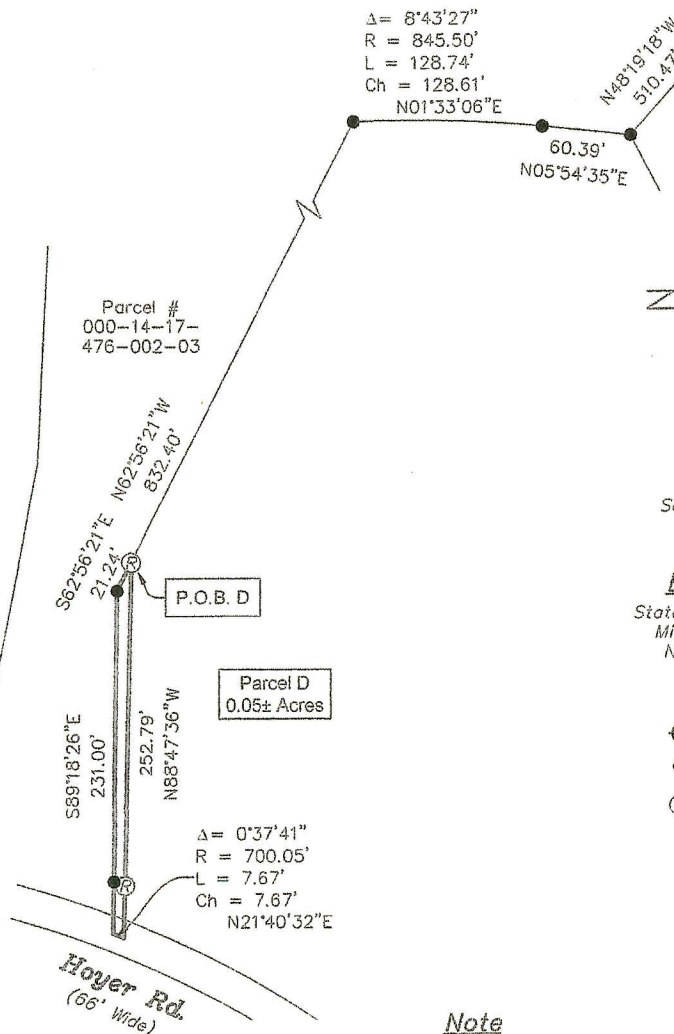
PROFESSIONAL SURVEYOR #29245

I HEREBY CERTIFY TO THE PARTY NAMED HEREON, THAT I HAVE SURVEYED THE PARCEL OF LAND AS ABOVE SHOWN OR DESCRIBED ON 4-23-26 AND THAT THE RELATIVE POSITIONAL PRECISION IS WITHIN LIMITS ACCEPTED BY THE PRACTICE OF PROFESSIONAL SURVEYING AND THAT THIS SURVEY COMPLIES WITH REQUIREMENTS OF P.A. 132 OF 1970, AS AMENDED. SEE LCRC FOR WITNESSES.

Certificate of Survey

~ Parcel D ~

Southeast Corner
Sec. 17, T3S, R1E
(E-7) Alum. Pipe
L2153, P926



Note

See Previous SSC Survey
Job #2010.3201

Basis of Bearings

State Plane Coordinate System
Michigan South Zone 2113
NAD83 2011 Geoid 18US

Legend

- ⊕ --- Section Corner
- --- Found Iron
- Ⓡ --- Set Rebar W/ Cap
"DEE 29245"

Note

Parcel D to be
Combined with Existing
Parcel #000-14-17-
476-002-03

Parcel D (Combine with Parcel #000-14-17-476-002-03) - Description as Surveyed:

A parcel of land in the Southeast 1/4 of Section 17, Town 3 South, Range 1 East, Napoleon Township, Jackson County, Michigan, more particularly described as:

Commencing at the Southeast Corner of said Section 17, thence N48°19'18"W 510.47 feet; thence N05°54'35"E 60.39 feet; thence along a curve to the left, 128.74 feet (chord N01°33'06"E 128.61 feet, radius 845.50 feet); thence N62°56'21"W 832.40 feet to the Point of Beginning of this description; thence N88°47'36"W 252.79 feet to the centerline of Hoyer Road; thence along a curve to the left, along said centerline, 7.67 feet (chord N21°40'32"E 7.67 feet, radius 700.05 feet); thence S89°18'26"E 231.00 feet; thence S62°56'21"E 21.24 feet to the Point of Beginning. Containing 0.05 acre, more or less.

Subject to the rights of the public to Hoyer Road. Also to all other easements and restrictions, if any.



JOB #: 2026.5652

DRAWN: RST

DATE: 4-20-26

SCALE: 1" = 100'

PAGE: 2 OF 5



SHERIDAN SURVEYING CO.

910 Fifth Street
517-764-0440

Michigan Center, MI 49254
sheridansurveying.com

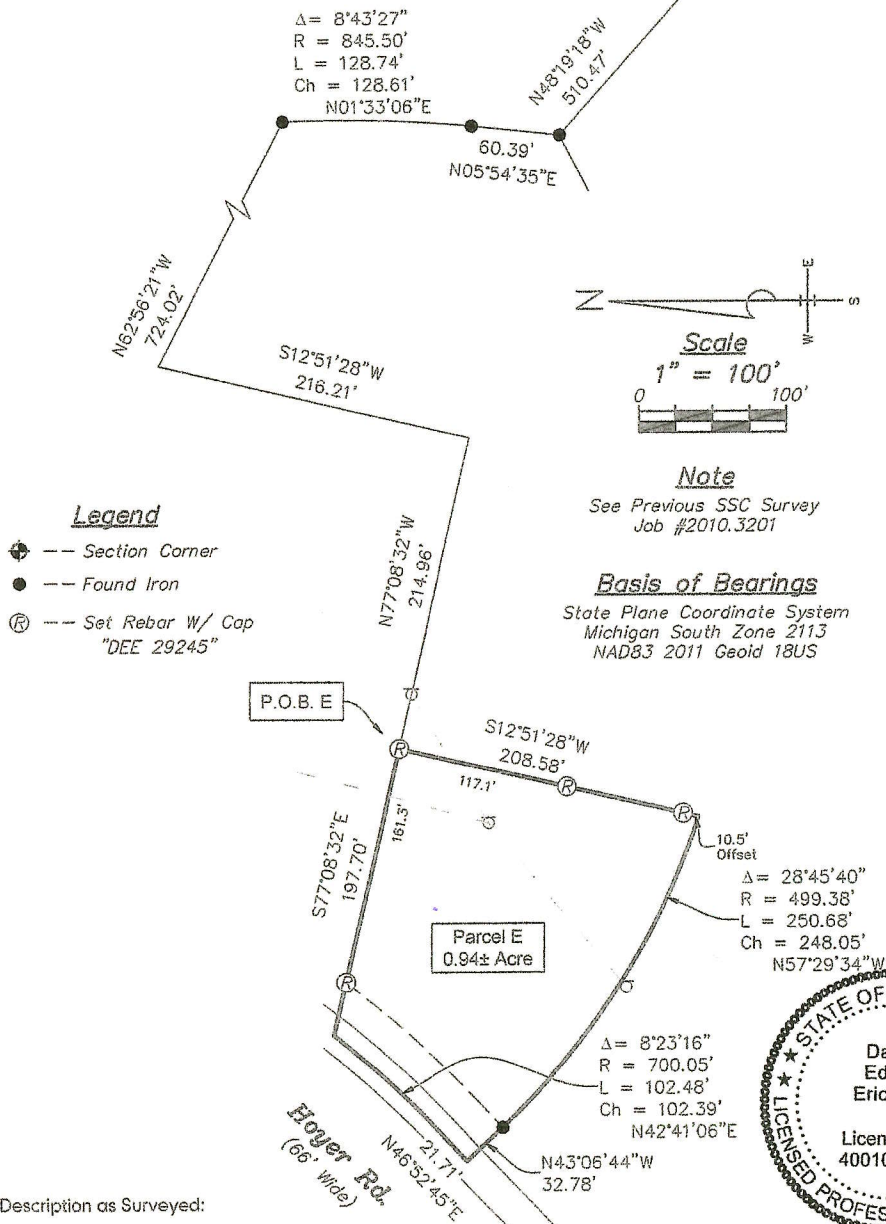
I HEREBY CERTIFY TO THE PARTY NAMED HEREON, THAT I HAVE SURVEYED THE PARCEL OF LAND AS ABOVE SHOWN OR DESCRIBED ON 4-23-26 AND THAT THE RELATIVE POSITIONAL PRECISION IS WITHIN LIMITS ACCEPTED BY THE PRACTICE OF PROFESSIONAL SURVEYING AND THAT THIS SURVEY COMPLIES WITH REQUIREMENTS OF P.A. 132 OF 1970, AS AMENDED. SEE LCRC FOR WITNESSES.

David E Erickson
PROFESSIONAL SURVEYOR #29245

Certificate of Survey

~ Parcel E ~

Southeast Corner
Sec. 17, T3S, R1E
(E-7) Alum. Pipe
L2153, P926



Parcel E - Description as Surveyed:

A parcel of land in the Southeast 1/4 of Section 17, Town 3 South, Range 1 East, Napoleon Township, Jackson County, Michigan, more particularly described as:

Commencing at the Southeast Corner of said Section 17, thence N48°19'18"W 510.47 feet; thence N05°54'35"E 60.39 feet; thence along a curve to the left, 128.74 feet (chord N01°33'06"E 128.61 feet, radius 845.50 feet); thence N62°56'21"W 724.02 feet; thence S12°51'28"W 216.21 feet; thence N77°08'32"W 214.96 feet to the Point of Beginning of this description; thence S12°51'28"W 208.58 feet; thence along a curve to the right, 250.68 feet (chord N57°29'34"W 248.05 feet, radius 499.38 feet); thence N43°06'44"W 32.78 feet to the centerline of Hoyer Road; thence N46°52'45"E along said centerline, 21.71 feet; thence along a curve to the left, along said centerline, 102.48 feet (chord N42°41'06"E 102.39 feet, radius 700.05 feet); thence S77°08'32"E 197.70 feet to the Point of Beginning. Containing 0.94 acre, more or less.

Subject to the rights of the public to Hoyer Road. Also to all other easements and restrictions, if any.

JOB #: 2026.5652

DRAWN: RST

DATE: 4-20-26

SCALE: 1" = 100'

PAGE: 3 OF 5



SHERIDAN SURVEYING CO.

910 Fifth Street

517-764-0440

Michigan Center, MI 49254

sheridansurveying.com

PROFESSIONAL SURVEYOR #29245

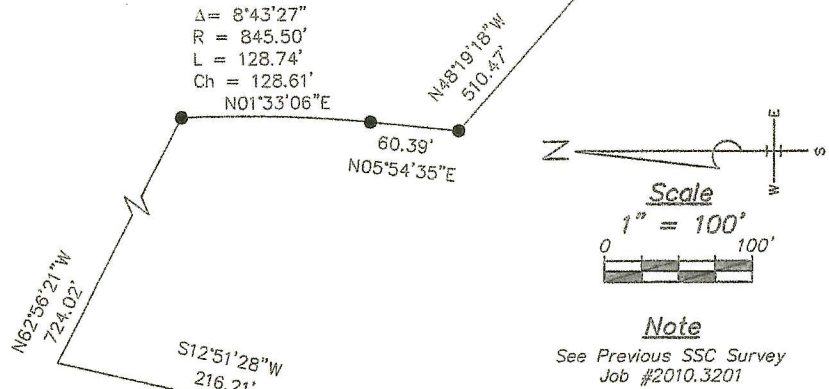
I HEREBY CERTIFY TO THE PARTY NAMED HEREON, THAT I HAVE SURVEYED THE PARCEL OF LAND AS ABOVE SHOWN OR DESCRIBED ON 4-23-26 AND THAT THE RELATIVE POSITIONAL PRECISION IS WITHIN LIMITS ACCEPTED BY THE PRACTICE OF PROFESSIONAL SURVEYING AND THAT THIS SURVEY COMPLIES WITH REQUIREMENTS OF P.A. 132 OF 1970, AS AMENDED. SEE LCRC FOR WITNESSES.



Certificate of Survey

~ Parcel F ~

Southeast Corner
Sec. 17, T3S, R1E
(E-7) Alum. Pipe
L2153, P926



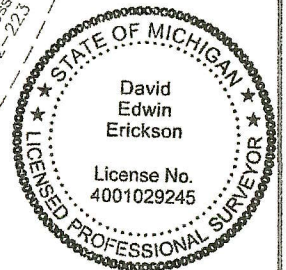
Basis of Bearings

State Plane Coordinate System
Michigan South Zone 2113
NAD83 2011 Geoid 18US

Legend

- ⊕ --- Section Corner
- --- Found Iron
- Ⓡ --- Set Rebar W/ Cap
"DEE 29245"

Hoyer Rd.
(66' Wide)



Parcel F - Description as Surveyed:

A parcel of land in the Southeast 1/4 of Section 17, Town 3 South, Range 1 East, Napoleon Township, Jackson County, Michigan, more particularly described as:

Commencing at the Southeast Corner of said Section 17, thence $N48^{\circ}19'18''W$ 510.47 feet; thence $N05^{\circ}54'35''E$ 60.39 feet; thence along a curve to the left, 128.74 feet (chord $N01^{\circ}33'06''E$ 128.61 feet, radius 845.50 feet); thence $N62^{\circ}56'21''W$ 724.02 feet; thence $S12^{\circ}51'28''W$ 216.21 feet to the Point of Beginning of this description; thence $S14^{\circ}16'28''W$ 202.28 feet; thence $N80^{\circ}22'27''W$ 136.17 feet; thence along a curve to the right, 74.09 feet (chord $N76^{\circ}07'25''W$ 74.02 feet, radius 499.38 feet); thence $N12^{\circ}51'28''E$ 208.58 feet; thence $S77^{\circ}08'32''E$ 214.96 feet to the Point of Beginning. Containing 1.01 acre, more or less.

Including an easement for ingress and egress as described in Liber 1298, Pages 222-223.

Subject to the rights of the public to Hoyer Road. Also to all other easements and restrictions, if any.

JOB # : 2026.5652

DRAWN : RST

DATE : 4-20-26

SCALE : 1" = 100'

PAGE : 4 OF 5



SHERIDAN SURVEYING CO.

910 Fifth Street
517-764-0440

Michigan Center, MI 49254
sheridansurveying.com

PROFESSIONAL SURVEYOR #29245

I HEREBY CERTIFY TO THE PARTY NAMED HEREON, THAT I HAVE SURVEYED THE PARCEL OF LAND AS ABOVE SHOWN OR DESCRIBED ON 4-23-26 AND THAT THE RELATIVE POSITIONAL PRECISION IS WITHIN LIMITS ACCEPTED BY THE PRACTICE OF PROFESSIONAL SURVEYING AND THAT THIS SURVEY COMPLIES WITH REQUIREMENTS OF P.A. 132 OF 1970, AS AMENDED. SEE LCRC FOR WITNESSES.

~ Parcel G ~

$$\begin{aligned}\Delta &= 8^{\circ}43'27'' \\ R &= 845.50' \\ L &= 128.74' \\ Ch &= 128.61' \\ &N01^{\circ}33'06''E\end{aligned}$$

Existing Parcel
#000-14-17-
476-001-10

$\Delta = 14^{\circ}16'49''$
 $R = 486.32'$
 $L = 121.21'$
 $Ch = 120.90'$
 $N62^{\circ}55'21''W$

P.O.B. G

S01°30'21"E
477.95'

Parcel G
1.37± Acres

$\Delta = 10^{\circ}31'36''$
 $R = 519.32'$
 $L = 95.41'$
 $Ch = 95.28'$
 $N75^{\circ}07'17''W$

6' 6" Wide

Note

Parcel G to be
Combined with Existing
Parcel #000-14-17-
476-001-10

Note

See Previous SSC Survey
Job #2010.3201

Basis of Bearings

State Plane Coordinate System
Michigan South Zone 2113
NAD83 2011 Geoid 18US

Legend

 ——— Section Corner

● --- Found Iron

⑨ --- Set Rebar W/ Cap
"DEF 29245"



A parcel of land in the Southeast 1/4 of Section 17, Town 3 South, Range 1 East, Napoleon Township, Jackson County, Michigan, more particularly described as:

Commencing at the Southeast Corner of said Section 17, thence N48°19'18"W 510.47 feet; thence N05°54'35"E 60.39 feet; thence along a curve to the left, 128.74 feet (chord N01°33'06"E 128.61 feet, radius 845.50 feet); thence N62°56'21"W 638.47 feet to the Point of Beginning of this description; thence S01°30'21"E 477.95 feet; thence along a curve to the left, 121.21 feet (chord N62°55'21"W 120.90 feet, radius 486.32 feet); thence N23°09'18"E 33.05 feet; thence along a curve to the left, 95.41 feet (chord N75°07'17"W 95.28 feet, radius 519.32 feet); thence N14°16'28"E 202.28 feet; thence N12°51'28"E 216.21 feet; thence S62°56'21"E 85.55 feet to the Point of Beginning. Containing 1.37 acre, more or less.

Including and subject to an easement for ingress and egress as described in Liber 1298, Pages 222-223.

Subject to the rights of the public to Hoyer Road. Also to all other easements and restrictions, if any.

 SHERIDAN SURVEYING CO.

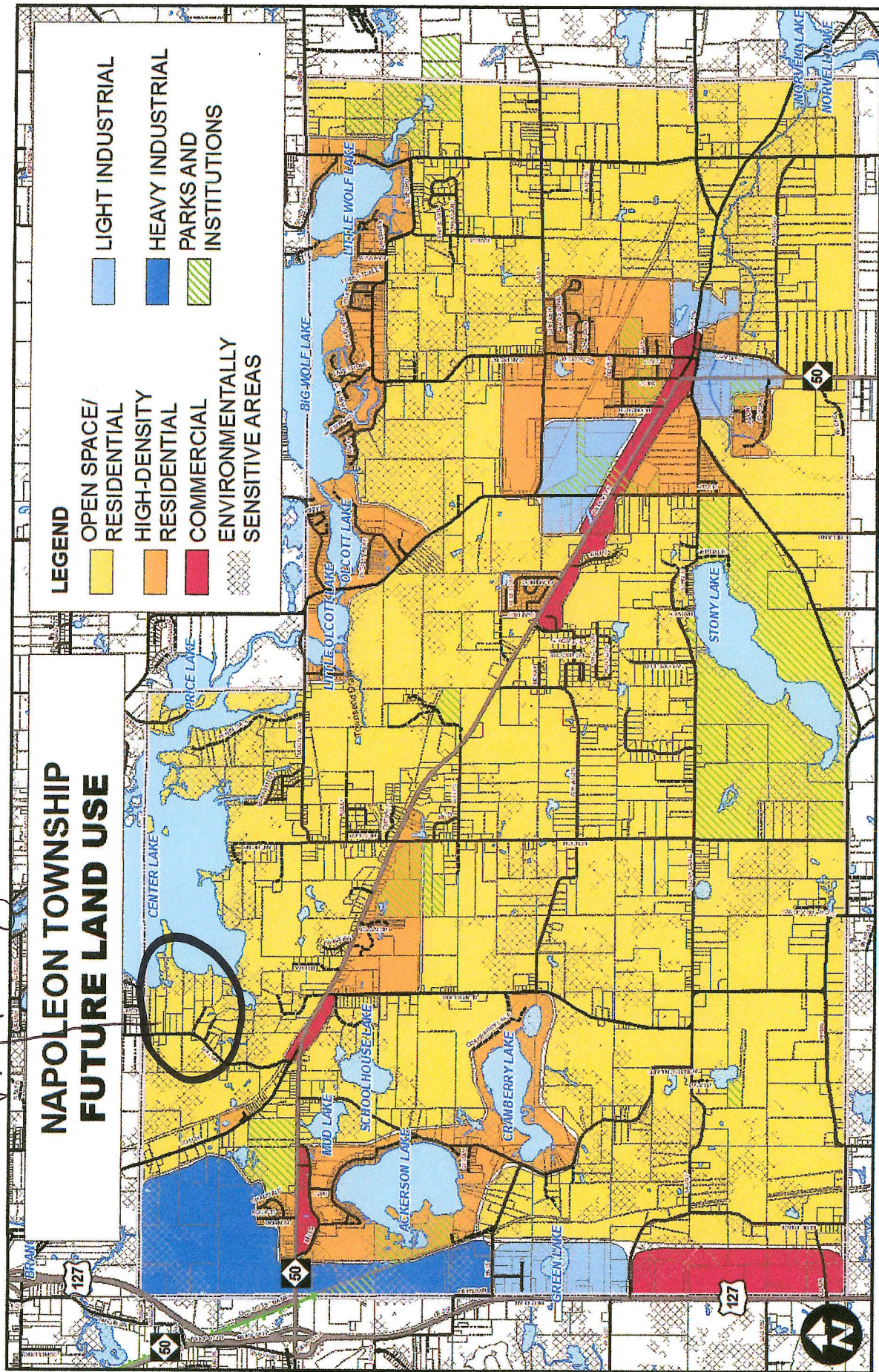
910 Fifth Street Michigan Center, MI 49254
517-764-0440 sheridansurveying.com

I HEREBY CERTIFY TO THE PARTY NAMED HEREON, THAT I HAVE SURVEYED THE PARCEL OF LAND AS ABOVE SHOWN OR DESCRIBED ON 4-23-26 AND THAT THE RELATIVE POSITIONAL PRECISION IS WITHIN LIMITS ACCEPTED BY THE PRACTICE OF PROFESSIONAL SURVEYING AND THAT THIS SURVEY COMPLIES WITH REQUIREMENTS OF P.A. 132 OF 1970, AS AMENDED. SEE LCRC FOR 10 WITNESSES.

PAGE : 5 OF 5

PROFESSIONAL SURVEYOR #29245

Proposed





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 | #26-10

To: County Planning Commissioners

From: Kade Peck, R2PC Planner

Date: July 9, 2026

Proposal: **Rezoning of parcels 000-14-17-426-004-01 (10.38 acres) and 000-14-16-301-002-01 (9.6 acres) off of Hoyer Road, Jackson County, Napoleon Township, from Agricultural (Ag-1) to Rural Residential (RR).**

Request

The subject property is proposed for a rezoning to Rural Residential (RR) from Agricultural (Ag-1).

Purpose

The Rezoning Worksheet Form states that the purpose of the proposed zoning change is for future residential development.

Location and Size of the Property

The parcels proposed for rezoning is located in the Northwest corner of the township. The size of the parcel is around 10.38 acres and 9.6 acres, totaling 19.98 acres.

Land Use and Zoning

Current Land Use – The subject properties are currently residential. Single family residential surrounds the parcel with some agricultural to the west.

Future Land Use Plan – The Land Use Plan map in the *Napoleon Township Master Plan* places the property in the Open Space/Residential area.

Current Zoning – The parcel is currently zoned Agricultural. There is Residential and Agricultural to the North. There is Agricultural to the East. There is Residential to the South. There is Rural Residential to the West.

Public Facilities and Environmental Constraints

Water and Sewer Availability – Sewer and Water are not available.

Public Road/Street Access – Hoyer Road provides access to the parcel.

Environmental Constraints – Michigan Center Lake/unusable swamp located off parcel.

Analysis and Recommendation

Township Planning Commission Recommendation – The Napoleon Township Planning Commission approved the rezoning at their June 2026 meeting.

JCPC Staff Analysis and Advisement – The proposed use is similar to the previous use and similar to uses surrounding the parcel. The future land use fits into this rezoning. The proposed rezoning some of the zonings near the parcel.

Therefore, staff recommends **Approval** for the rezoning of the parcel from Agricultural (Ag-1) to Rural Residential (RR).

Staff Report Attachment(s):

- *Background information provided by Napoleon 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 Napoleon 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.)

000-14-17-426-004-01 & 000-14-16-301-002-01 - See Attached for Legal Descriptions

1. The above described property has a proposed zoning change FROM Agricultural (AG)
ZONE TO Rural Residential ZONE.

2. PURPOSE OF PROPOSED CHANGE: Split for Residential Development

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.)

Split for Residential Development

- C. PUBLIC HEARING on the above amendment was held on: month June day 25th year 2026

- D. NOTICE OF PUBLIC HEARING was published/mailed on the following date: month June day 2nd year 2026

(Notice must be provided at least fifteen days prior to the public hearing.)

- E. THE NEWSPAPER (having general circulation in Township) carrying the NOTICE: 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.

John E. Hunter, Recording Secretary 6 / 25 / 26 (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.

_____, () Chair or () 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

JCPC Case #: _____
(For JCPC Use Only)

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: Napoleon Township Case #: 26-06-0010

Township official we may contact: Jane Gallant Phone #: (517) 536 - 8694

Applicant: Todd Stone Conservator for Brian Stone Phone #: (704) 453 - 8066

Rezoning Request: From: Agricultural (AG) To: Rural Residential (RR)

Property Location: Section(s): 16 & 17 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"): A. 000-14-17-426-004-01 (10.38 Acre)
B. 000-14-16-301-002-01 (9.6 Acre)

Please attach location map ☒ Yes ☐ No

What is the existing use of the site? Residential

What is the proposed use of the site? Future Residential Development

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

North: Single Family Residential South: Single Family Residential

East: Single Family Residential West: Single Family Residential / Agricultural

What are the surrounding Zoning Districts?

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

East: Agricultural (Ag) West: Rural Residential (RR)

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

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

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

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

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

☒ Wetland(s) ☐ Floodplain(s) ☐ Brownfield(s) ☐ Soil(s)

☐ Other (please specify) Property runs into Michigan Center Lake with non-usable swamp area - See Gis attached

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.

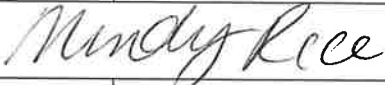
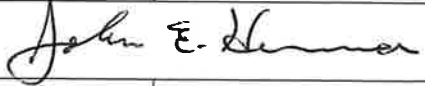
☒ Yes, public comments are attached. ☐ No, public comments are not attached.

Please include any additional information or comments as an attachment.

NAPOLEON TOWNSHIP – PLANNING COMMISSION

Meeting Date:	June 25 th , 2026	Time: 6:00pm	Case# 26-06-0010 - Todd Stone
---------------	------------------------------	--------------	-------------------------------

Meeting Sign-In Sheet

Name	Title	Address	Phone	E-Mail
Jeff Kirkpatrick	Member	401 S. Jackson St. Jackson, MI 49201	788-9150-O 937-7000-C	jeff@courtofficer.com Term Expires 12/31/2026
Signature Line				
Mindy Rice	Member	7150 S. Stony Lake Jackson, MI 29201	581-6537	mindyricejim@yahoo.com Term Expires 12/31/2026
Signature Line				
Heidi Richardson	Member	1306 Leroy St. Jackson, MI 49202	740-3360	Heidirichardson2017@gmail.com Term Expires 12/31/2027
Signature Line				
Scott Miles	Chair	133 Austin Rd. P.O. Box 274 Napoleon, MI 49261	795-6140-C	smiles252@msn.com Term Expires 12/31/2026
Signature Line				
Robert Jones IV	Member	105 West P.O. Box 15 Napoleon, MI 49261	517-990-2351	robert@computer-ties.com Term Expires 12/31/2027
Signature Line				
Mark LaRocque	Member	7760 Rachel Lane Jackson, MI 49201	734-771-8452	Hunderdog2001@yahoo.com Term Expires 12/31/2026
Signature Line				
John Hummer	Twp. Board Liaison - Secretary	10548 Cady Rd. Grass Lake, MI 49240	748-3662	John.hummer2@gmail.com John.hummer@gmail.com Term Expires 11/2028
Signature Line				
Jane Gallant	Zoning Admin		812-9106	zoneadmin@napoleontownship.us
Signature Line				
Signature Line				

NAPOLEON TOWNSHIP

PLANNING COMMISSION

June 25th, 2026

Please Note: The Chairman may ask for public comment before a formal vote of the Planning Commission is taken. All comments are directed to the Planning Commission. Public comments are limited to a maximum of 3 minutes per person. After being recognized by the Chairman, please state your full name and residence address for the record before giving your public comment.

Pledge of Allegiance

1. Approval of the Agenda
2. Approval of the Minutes of May 28th, 2026
3. Case#26-06-0010- Todd Stone on behalf of Brian Stone of 3749 Hoyer Rd, Jackson, MI 49201 to Rezone Parcel# 000-14-17-426-004-01 and 000-14-16-301-002-01 from Agricultural (AG) to Residential for future Land Division and Residential Development.
4. Adjourn

Attachments: Case# 26-06-0010 File

NAPOLEON TOWNSHIP ZONING APPLICATION

Print or Type

CASE # 26-06-0010

- ① This application will not be processed if incomplete. **All required materials must be submitted at least thirty (30) days prior to the next Planning Commission meeting. Site Plans with all documentation thirty (30) days prior to the next Planning Commission meeting.

◆All required materials must be submitted at least thirty (30) days prior to the next Zoning Board of Appeals meeting.

APPLICATION FOR

☒ Rezoning **

☐ Site Plan Review

☐ Planned Developments

☐ Special Land Use

☐ Amendments

☐ Variance ◆

☐ Conditional Use **

☐ Home Occupation **

☐ Site Plan Change/Renewal

☐ Administrative Site Plan

☐ Other

APPLICANT INFORMATION (If different than owner, a letter of authorization from the owner must be attached)

② Name(s) Todd Stone

Phone 704-453-8066

Address 19249 Lake Norman Cove Drive, Cornelius NC, 28031

OWNER INFORMATION

③ Name(s) Financial Conservatorship for Brian Stone.

Phone 704-453-8066

Address 19249 Lake Norman Drive, Cornelius NC, 28031

PROPERTY INFORMATION

④ Address or Location 3749 Hoyer Road, Jackson, Michigan 49201

Permanent Parcel # 000-14-17-426-004-01 & 000-14-16-301-002-01

Zone District (Current) Napoleon

Property Size 19.98 Acres

Attach legal description-also a survey, site drawing and pictures may be required.

NARRATIVE DESCRIPTION OF PROPOSED USE/REQUEST (attach additional pages as needed)

⑤ See Attached

I hereby attest that the information on this application form is, to the best of my knowledge, true and accurate.

Todd Stone

dotloop verified
05/12/26 2:35 PM EDT
VC90-XLEV-MLZR-IQMZ

Signature of Applicant

Signature of Applicant

Date

- ⑥ I hereby grant permission for members of the Napoleon Township (Planning Commission) (Zoning Board of Appeals) (Township Board) to enter the above described property (or as described in the attached) for the purpose of gathering information related to this application. (Note to Applicant: This is optional and will not affect any decision on your application.)

Todd Stone

dotloop verified
05/12/26 2:35 PM EDT
KFWQ-RJU4-9YIW-FZEH

Signature of Applicant

Signature of Applicant

Date

DO NOT WRITE BELOW THIS LINE

⑦ Date Received _____ Application ☐ E-mail or CD/PDF ☐
Submitted Materials: Site plan ☐ # of copies 24 x 36 ☒ 11 x 17 ☒ CD/PDF ☒
Site plan checklist ☐ Environmental checklist ☐ Pictures\ Video ☐
Survey: Stake ☐ Mortgage ☐
Letters: JCRC ☐ JCDC ☐ JCHD ☐ DPW ☐ JCAP ☐ DEQ ☐ FIRE ☐
Application Fee 325 Publication\Mailing Fee _____
APPLICATION ACCEPTED BY: Opene Lelland

Meeting Dates: PC 6/25/26
ZBA _____
CNTY 7/9/26
TWPBD 7/14/26
Publication Dates #1 6/22/26
WEB _____

NOTE: Please attach all documents as required for each type of request and as listed on the attached sheets. Publication and postage cost charged accordingly over and above filing fees.

White Copy - Township

Yellow Copy - Applicant

Hoyer Rd- Narrative Description:

I am requesting the rezoning of 3749 Hoyer Road to allow for the development of a residential community called Stone Estates. My goal is to create a quality neighborhood that will provide nicer housing opportunities in Napoleon Township and offer a place where families can live, grow, and take pride in their homes.

This project is important to me not only as a development opportunity, but as something much more personal. I am a 1991 graduate of Napoleon High School, and Napoleon is a community I know, respect, and care deeply about. Because of that connection, I want this project to be something the township can be proud of—something that adds value, supports the community, and leaves a positive legacy.

Stone Estates is intended to bring well-designed, attractive homes to the area at a time when communities benefit from quality housing and thoughtful growth. My intention is to develop this property in a way that is responsible, beneficial, and respectful of the township's character. I believe this project can help strengthen the area by adding desirable housing, improving the use of the land, and contributing to the future of Napoleon Township.

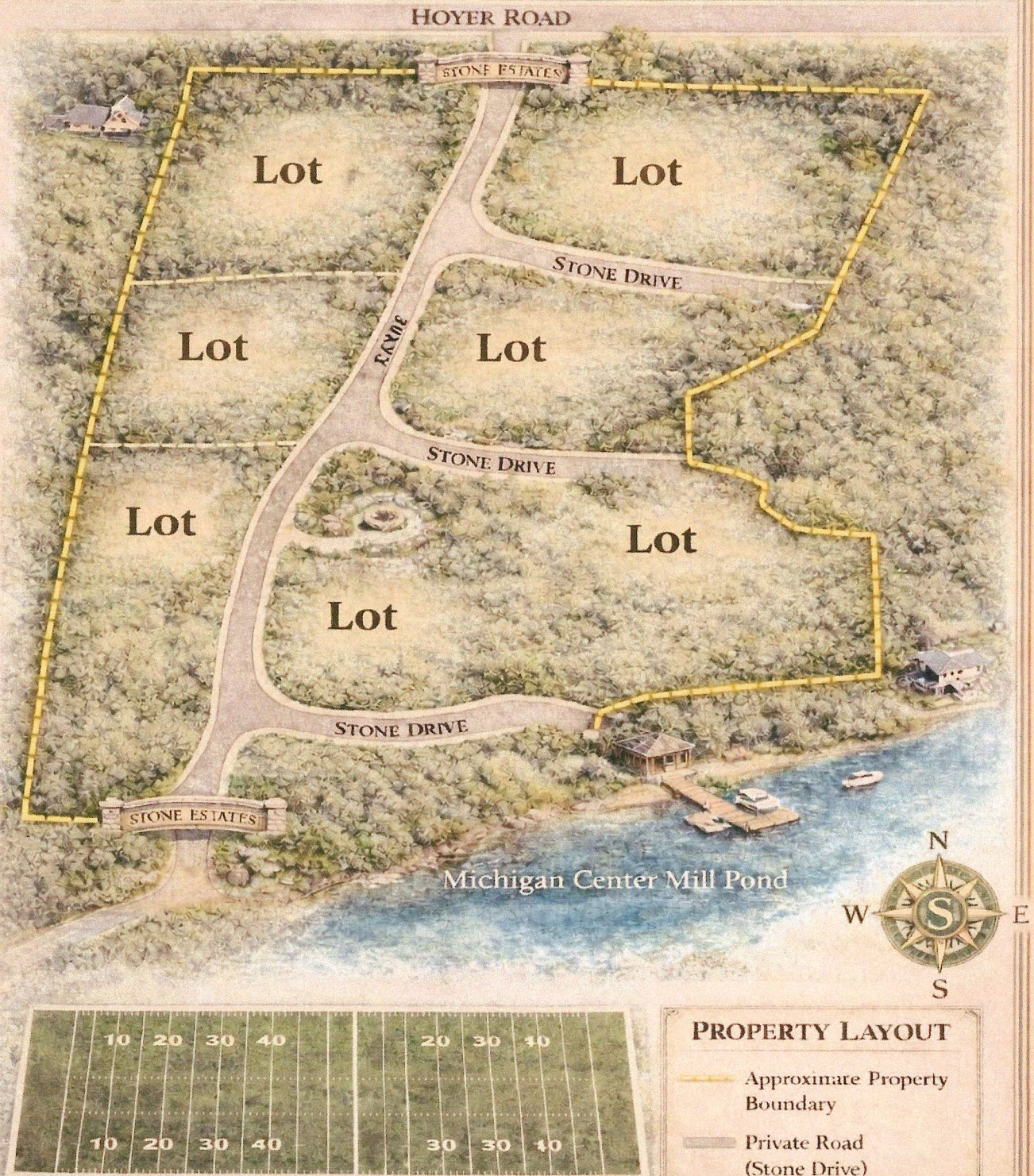
At its core, this rezoning request is about building more than homes. It is about creating a lasting development that reflects pride in the community, provides opportunity for families, and establishes a legacy that will serve Napoleon Township for years to come.

STONE ESTATES

Property Layout

3749 Hoyer Road (Parcel No. 000-14-17-426-004-01) - App. 10 Acres

Vacant Land Hoyer Road (Parcel No. 000-14-16-301-002-01)



Jackson, Michigan

STATE OF MICHIGAN PROBATE COURT COUNTY OF Jackson	ORDER REGARDING APPOINTMENT OF CONSERVATOR ☒ ADULT ☐ MINOR	FILE NO. 25-1142-CA
---	---	------------------------

Estate of Brian B. Stone, a protected individual
First, middle, and last name

1. Date of hearing: January 6, 2026 Judge Jennifer M. Kelly P47168
February 3, 2026 Bar no.

THE COURT FINDS:

2. Notice of hearing was given to or waived by all interested persons.

☐ 3. The individual is not in need of a conservator.

☒ 4. Upon presentation of clear and convincing evidence, the **adult** individual is in need of a conservator because s/he is unable to manage his/her property and business affairs effectively because of

☐ mental illness.	☒ mental deficiency.	☐ physical illness or disability.
☐ chronic use of drugs.	☐ chronic intoxication.	☐ confinement.
☐ detention by a foreign power.	☐ disappearance.	☐ other: _____

and ☒ a. the individual has property that will be wasted or dissipated unless proper management is provided, or
☐ b. money is needed for the support, care, and welfare of the individual or those entitled to be supported by the individual and that protection is necessary to obtain or provide the money.

☒ 5. The individual is mentally competent but because of age or physical infirmity is unable to manage his or her property and affairs effectively and, recognizing this disability, has requested a conservator's appointment.

☐ 6. Upon presentation of clear and convincing evidence, the **minor** individual is in need of a conservator because the minor

☐ a. owns money or property that requires management or protection that cannot otherwise be provided.
☐ b. has or may have business affairs that may be jeopardized or prevented by the person's minority.
☐ c. needs money for support and education, and protection is necessary or desirable to obtain or provide money.

☐ 7. It is in the ward's best interests for the guardian to sell or otherwise dispose of the ward's real property or interest in real property. The guardian should be appointed as special conservator to petition for sale of the real estate.

☐ 8. There is no qualified, suitable individual willing to act as conservator and the appointment of a professional conservator is in the best interests of the adult or minor. A bond must be filed.

☒ 9. The value of cash and property that is readily convertible into cash in the estate exceeds the limit for administering the estate under MCL 700.3982.

☐ a. Bond must be filed.

☒ b. Bond is not required under MCL 700.5410(1) because

- ☐ the estate contains no property readily convertible to cash, and the cash is already in a restricted account with a financial institution or will be deposited in a restricted account.
- ☐ the conservator has trust powers pursuant to MCL 487.14401.
- ☐ requiring a bond would impose a financial hardship on the estate.
- ☒ Other: There appears to be no need for a bond under the circumstances at this time.

(SEE SECOND PAGE FOR ORDER)

TRUE COPY - For court use only
of the original on file
in said Proceedings

FEB 03 2026

FILED
FEB 03 2026

Jackson County Probate Court

IT IS ORDERED:

10. The petition for the conservator is ☒ granted. ☐ denied on the merits. ☐ dismissed/withdrawn.
The conservator is not permitted to act until letters of conservatorship are issued.

☒ 11. Todd Stone _____, whose address and telephone number are
Name (type or print)
19249 Lake Norman Cove Drive, Cornelius, NC 28031 704-453-8066, is appointed
Address City State Zip Telephone no.

☒ a. conservator of all assets of the individual's estate.

☐ b. limited conservator of the following assets: _____

_____. The individual retains title to all other assets in the estate.

☐ c. special conservator with authority to proceed under MCL 700.5423(3) in order to dispose of real property.

Acceptance of appointment must be filed.

☐ Bond at \$ _____ must be filed.

☐ \$ _____ shall be deposited in a restricted account. (Verification must be filed using form PC 669 pursuant to MCR 5.409[C](4).)

The conservator is not permitted to act until letters of conservatorship are issued. After qualification, the conservator shall comply with all relevant requirements under the law.

☐ 12. The conservator is not required to file an annual account.

☐ 13. The ☐ attorney ☐ guardian ad litem for the individual is discharged.

☒ 14. IT IS FURTHER ORDERED: *Gen fees shall be paid by the Estate.*

Feb. 3, 2026
Date

Jeffery M. Kelly R41168
Judge

Kevin M. Thomson P37943
Attorney name (type or print) Bar no.
405 S. Jackson Street
Address
Jackson, Michigan 49201 517-787-8570
City, state, zip Telephone no.

STATE OF MICHIGAN
PROBATE COURT
COUNTY OF Jackson

LETTERS OF CONSERVATORSHIP

FILE NO.

25-1142-CA

Estate of Brian B. Stone

TO:

Name and address

Todd Stone
19249 Lake Norman Cove Drive
Cornelius, NC 28031

Conservator's telephone no.
(704) 453-8066

☐ limited conservator

You have been appointed ☒ conservator of the estate and are granted power to take possession, collect, preserve, manage, and dispose of property of the estate according to law and to perform all acts permitted or required by statute, court rule, and orders of this court unless limited below.

☒ The conservator shall have authority with respect to all assets of the estate.☐ Real estate or ownership interest in a business entity is excluded from your responsibilities in your acceptance of appointment.☐ The conservator shall have authority with respect to the following assets only:

Restrictions:

The conservator shall not sell or otherwise dispose of the protected individual's principal dwelling, real property or interest in real property, or mortgage, pledge, or cause a lien to be placed on any such property without a prior order of approval.

Feb. 3, 2026
Date

Janice M. Kelly P47168
Judge Bar no.

Kevin M. Thomson P37943
Attorney name (type or print) Bar no.

405 S. Jackson Street, P.O. Box 450
Address
Jackson, Michigan 49204-0450 517-787-8570
City, state, zip Telephone no.

SEE NOTICE OF DUTIES ON SECOND PAGE

I certify that I have compared this copy with the original on file and that it is a correct copy of the original, and on this date, these letters are in full force and effect.

2/3/26
Date

Allen A. Kelly
Deputy probate register

USE NOTE: If this form is being filed in the circuit court family division, please enter the court name and county in the upper left-hand corner of the form.

TRUE COPY
Do not write below this line - For court use only
of the original on file
in said Proceedings

FEB 03 2026

Jackson County Probate Court

FILED
FEB 03 2026

Jackson County Probate Court

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

05/13/2026 10:10 AM

Parcel:	000-14-17-426-004-01	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	STONE MARCIA & BRIAN B	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	3749 HOYER RD JACKSON , MI 49201	Taxable Status	TAXABLE
Liber/Page:	L2217/P906	Prev. Taxable Stat	TAXABLE
Split:	/ /	Gov. Unit:	09 UNIT 3809
Public Impr.:	Paved Road, Electric, Gas, Standard Utilities	MAP #	
Topography:	Level	School:	38130 NAPOLEON COMMUNITY SCHOOLS
		Neighborhood:	00065 C RES. RURAL
Mailing Address:	Description:		
STONE MARCIA & BRIAN B	BEG AT E 1/4 POST OF SEC 17 TH N 88%37'10"W 1302.59 FT TO CEN LN OF HOYER RD TH S 0%01'34"E 676.43 FT TO A PT		
3749 HOYER RD	FOR PL OF BEG OF THIS DESCNTH E 800 FT TH S 80 FT TH E TO E SEC LN TH N 347.72 FT TH N 88%37' 10"W TO CEN LN		
JACKSON MI 49201-8470	OF HOYER RD TH S 0%01'34"E 267.72 FT TO BEG. SEC 17 T3S R1E		

Most Recent Sale Information

Sold on 08/23/2022 for 0 by STONE, JERRY & MARCIA.

Terms of Sale: 08-ESTATE

Liber/Page: L2217/P906

Most Recent Permit Information

None Found

Physical Property Characteristics

2027 S.E.V.:	129,700	2027 Taxable:	94,942	Lot Dimensions:	
2026 S.E.V.:	131,600	2026 Taxable:	94,942	Acreage:	10.38
Zoning:	AG-1	Land Value:	82,956	Frontage:	0.0
PRE:	100.000	Land Impr. Value:	6,862	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 0
Occupancy: Single Family
Class: CD
Style: 2 STORY
Exterior: Wood Siding
% Good (Physical): 46
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 0
Full Baths: 2 Half Baths: 0
Floor Area: 2,625
Ground Area: 2,030
Garage Area: 1,120
Basement Area: 595
Basement Walls:
Estimated TCV: 169,532

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

05/13/2026 10:10 AM

Parcel:	000-14-16-301-002-01	Current Class:	402.RESIDENTIAL-VACANT
Owner's Name:	STONE MARCIA & BRIAN B	Previous Class:	402.RESIDENTIAL-VACANT
Property Address:	HOYER RD VACANT JACKSON , MI 49201	Taxable Status	TAXABLE
Liber/Page:		Prev. Taxable Stat	TAXABLE
Split:	/ /	Gov. Unit:	09 UNIT 3809
Public Impr.:	None	MAP #	
Topography:	None	School:	38130 NAPOLEON COMMUNITY SCHOOLS
		Neighborhood:	127-4 MICHIGAN CENTER LAKE LF
Mailing Address:	Description:		
STONE MARCIA & BRIAN B 3749 HOYER RD JACKSON MI 49201-8470	THE S 347.72 FT OF THE N 756.43 FT OF NW 1/4 OF SW 1/4 SUBJECT TO FLOWAGE BY THE WATERS OF MICHIGAN CENTER MILL POND AND WITH AN 8 FT HEAD OF WATER AT THE DAM EXC THEREFROM LAND DESCD AS---BEG AT NE COR OF NW 1/4 OF SW 1/4 TH S ALG W 1/8 LN 475 FT TO NLY SHORE OF ROUND ISLAND (SO CALLED) AT HIGH WATER MARK TH FOLLOWING THE SHORE OF SD ISLAND AT HIGH WATER MARK IN A WLY, SLY, ELY DIRECTION TO W 1/8 LN TH N ALG W 1/8 LN TO BEG. SEC 16 T3S R1E		

Most Recent Sale Information

Sold on 08/23/2022 for 0 by STONE, JERRY & MARCIA.

Terms of Sale: 08-ESTATE

Liber/Page:

Most Recent Permit Information

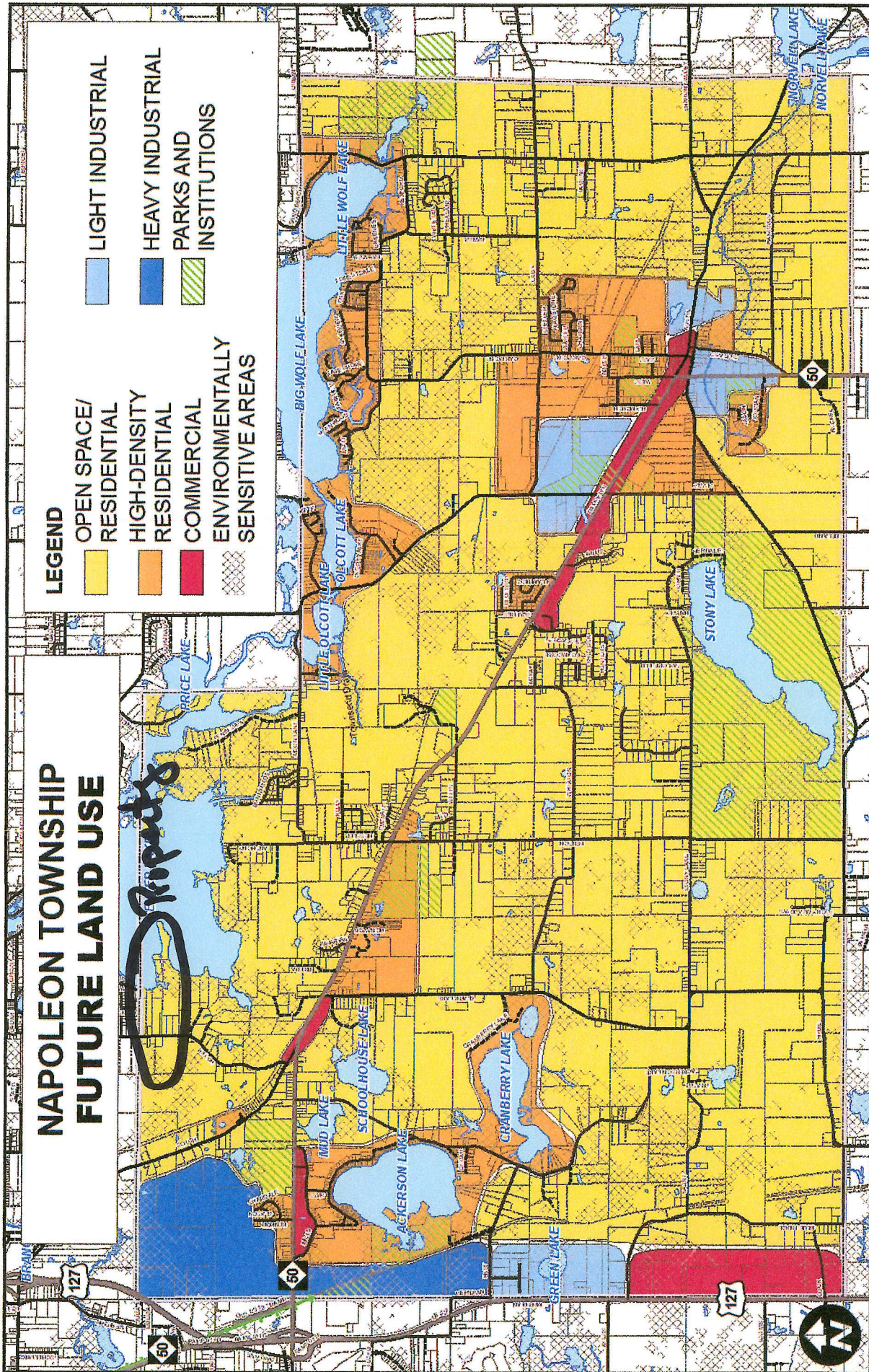
None Found

Physical Property Characteristics

2027 S.E.V.:	12,900	2027 Taxable:	12,207	Lot Dimensions:	
2026 S.E.V.:	41,000	2026 Taxable:	12,207	Acreage:	9.59
Zoning:	AG-1	Land Value:	25,815	Frontage:	0.0
PRE:	100.000	Land Impr. Value:	0	Average Depth:	0.0

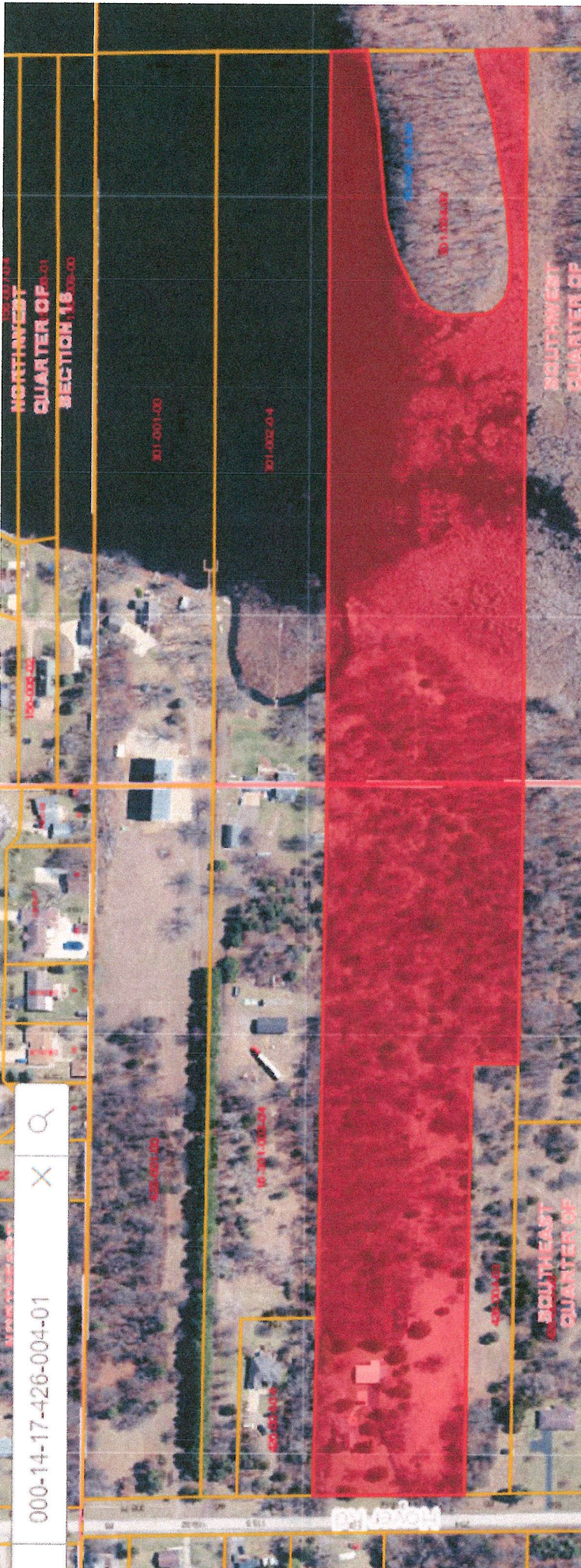
Improvement Data

None



NAPOLEON TOWNSHIP FUTURE LAND USE

Report

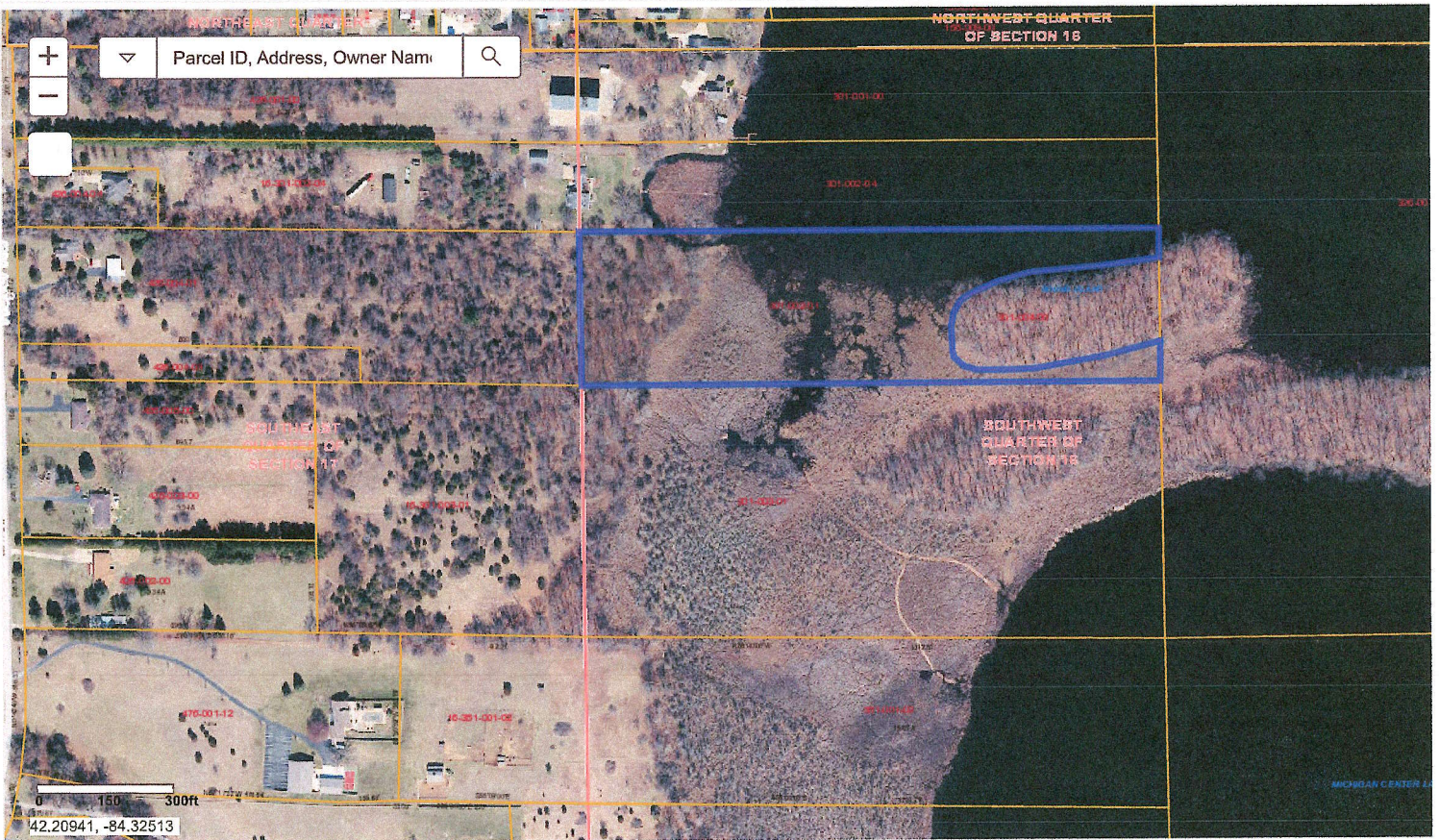






JACKSON COUNTY, MI

PARCEL VIEWER



NOTICE

The Napoleon Township Planning Commission will hold a public hearing June 25th, 2026 at 6:00 p.m. in the Township Hall, 6775 Napoleon Road, Jackson, MI. 49201

At this time all interested parties will be heard on the request of Todd Stone on behalf of Brian Stone of 3749 Hoyer Rd, Jackson, MI 49201 to Rezone Parcel# 000-14-17-426-004-01 and 000-14-16-301-002-01 from Agricultural (AG) to Residential for future Land Division and Residential Development.

Napoleon Township Office is open from 7:00 a.m. to 5:00 p.m. Monday – Thursday during which time the Zoning Ordinance/Zoning Map may be examined. Written comments regarding the above may be directed to the Township, or by calling (517) 536-8694 Extension 209. Napoleon Township will provide any necessary or reasonable auxiliary aids at the meeting for persons with disabilities, upon ten (10) days written notice to the Township. Jane Gallant, Zoning Administrator

The Exponent

Insertion Date: June 2nd, 2026

Copy to Traci Spring, Clerk

TOWNSHIP OF NAPOLEON

6755 Brooklyn Road
P.O. Box 385
Napoleon, Michigan 49261
(517) 536-8694

Napoleon Township
County of Jackson, STATE OF MICHIGAN

AFFIDAVIT OF MAILING OF NOTICE

I, Traci Spring being first duly sworn, depose and say that on the ____ day of _____, 2026 I mailed a true and correct copy of the attached Notice of Public Hearing and Meeting of the Planning Commission for June 25th, 2026 to the owners of each property proposed for Rezoning(s) in said Notice, to the applicant (s) for said Rezoning(s), to all persons to whom any real property is assessed within three hundred (300) feet of any property proposed in said Notice for Rezoning(s) as shown on the last assessment role of the Township, and to the occupants of all single-family and two-family dwellings located within three hundred (300) feet of any property therein proposed for Rezoning(s), all as shown on the attached list, by properly addressing an envelope to each person or to "occupant" where a tenant's name was not known, placing a copy of the Notice in each envelope, and sealing the envelopes and mailing the same, First Class Mail, with postage fully prepaid, from a United States Post Office box in Jackson, Michigan, all in accordance with MCLA 125.284.

(Signature) _____

Traci Spring, Clerk

Subscribed and sworn to before me on _____, 2026

(Signature) _____

, Notary Public

Jackson County, Michigan

Expiration of Commission:

Name: Todd Stone 3749 Hoyer Rd
Mailings: 10

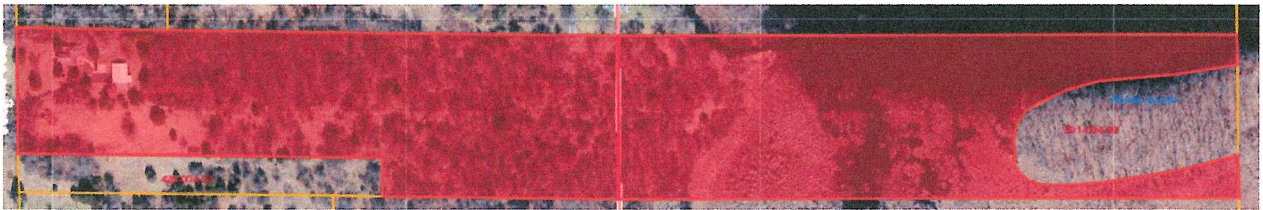
AFFIDAVIT.doc

Napoleon Township

6755 Brooklyn Road
P.O. Box 385
Napoleon, Mi 49261
517-536-8694

The Napoleon Township Planning Commission will hold a public hearing June 25th, 2026 at 6 p.m. at the Township Hall 6755 Brooklyn Rd, Napoleon, Mi 49261.

At this time all interested parties will be heard on the request of Todd Stone on behalf of Brian Stone of 3749 Hoyer Rd, Jackson, MI 49201 to Rezone Parcel# 000-14-17-426-004-01 and 000-14-16-301-002-01 from Agricultural (AG) to Residential for future Land Division and Residential Development.



Napoleon Township Office is open Monday thru Thursday from 7:00 a.m. to 5:00 p.m. during which time the Zoning Ordinance / Zoning Map may be examined. Written comments regarding the above matter may be directed to the Township or by calling (517) 536-8694 Extension 208. Napoleon Township will provide any necessary or reasonable auxiliary aids at the meeting for persons with disabilities, upon ten (10) days' written notice to the Township, Jane Gallant, Zoning Administrator.

Sincerely,

Jane Gallant

Zoning Administrator

Federal National Mortgage
1100 15th St. NW
Washington, DC 20005

Clayton & Shelby Peterson
3646 Hoyer Rd
Jackson, MI 49201-8469

Edwin & Bernadine Grinnell
3642 Hoyer Rd
Jackson, MI 49201-8469

C.J. Holmes
3800 Hoyer Rd
Jackson, MI 49201-8471

Katherine & CJ Holmes
3800 Hoyer Rd
Jackson, MI 49201-8471

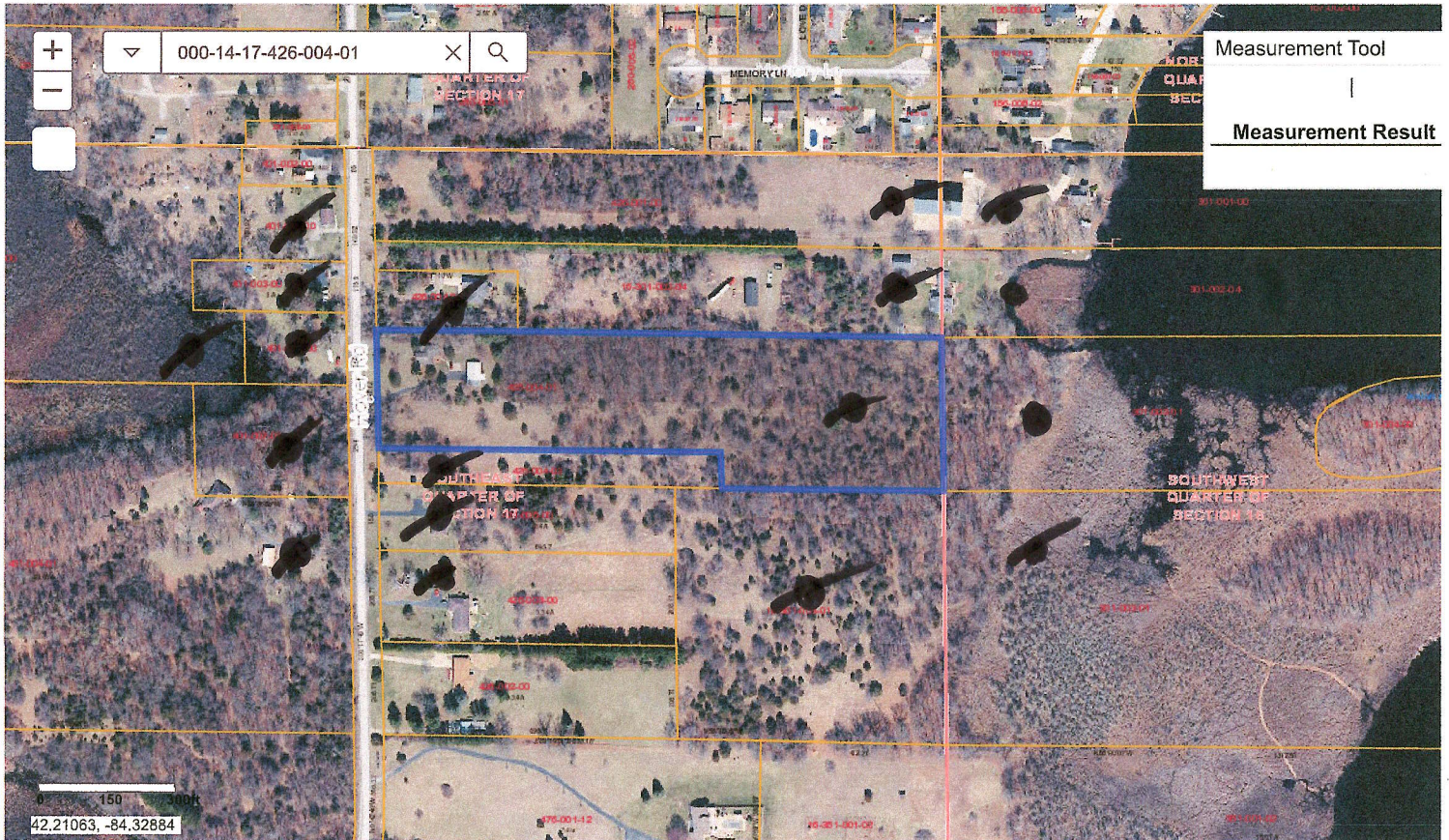
Ralph & Cheryl Kluk
3845 Hoyer Rd
Jackson, MI 49201-1909

Marcia & Brian Stone
3749 Hoyer Rd
Jackson, MI 49201-8470

Christie Mohr & Robert Wilcox
3733 Hoyer Rd
Jackson, MI 49201-8470

Gary & Susan Hill
3737 Hoyer Rd
Jackson, MI 49201-8470

Frank Maliszewski
3649 Hoyer Rd
Jackson, MI 49201-8469



Napoleon Township Planning Commission
Minutes – June 25, 2026

Call to Order: 6:01 p.m.

Commission Members Present: Scott Miles, chair; Jeff Kirkpatrick, vice chair; John Hummer, recording secretary; Robert Jones, Mark LaRocque, Mindy Rice, Heidi Richardson.

Commission Members Absent: None.

Also Present: Case applicants Todd Stone and Nicholas Rowley

Approval of Agenda: MOTION by H. Richardson, seconded by J. Kirkpatrick, to approve the agenda as presented. All Ayes. Motion passed.

Approval of Minutes from May 28, 2026: MOTION by J. Kirkpatrick, seconded by M. Rice, to approve the minutes from the May 28, 2026 meeting. All Ayes. Motion passed.

Case#26-06-0010 – Todd Stone on behalf of Brian Stone of 3749 Hoyer Rd. – to Rezone Parcel #000-14-17-426-004-01 and 000-14-16-301-002-01 from Agricultural (AG) to Residential (R-1) for Future Land Division and Residential Development: Chair S. Miles invited owner/applicant Todd Stone to explain proposal. As his written narrative provided states, in part, he is requesting the rezoning of 3749 Hoyer Road to allow for the development of a residential community called Stone Estates. His goal is to “create a quality neighborhood that will provide nicer housing opportunities in Napoleon Township and offer a place where families can live, grow, and take pride in their homes.”

Before opening it up to public comment, S. Miles stressed that the case is strictly to consider rezoning and does not involve all the elements of a site plan review. Ralph Kluk, Cheryl Kluk, and Dan Wymer offered public comments. Ralph Kluk described inconsistencies of the map provided by the applicant and claimed there is only 260 feet of road frontage, not 420 feet, since he owns a neighboring parcel on Hoyer Road. He also pointed out the surrounding agricultural uses of land and said if rezoning was approved, it would lead to fragmentation of the existing open space landscape. He also said changing the zoning would not be consistent with the 2025 township master plan. Cheryl Kluk spoke of her concern of the negative impact of the proposed land use on environmentally sensitive areas, species of concern, and wetlands on the property. D. Wymer brought up the possibility of rezoning it as Rural Residential (RR), which has a two-acre minimum.

After further discussion among the board, the applicant, and the Kluk neighbors, a compromise to rezone it as Rural Residential was reached. The applicant voiced his request to change his application from R-1 to RR. Motion by Kirkpatrick, seconded by LaRocque, to recommend approval of the rezoning of the two parcels, property #000-14-17-426-004-01 and property #000-

14-16-301-002-01, from AG to RR provided that they are in compliance with all federal, state, and township laws and ordinances. All Ayes. Motion passed. The case will next proceed to the Jackson County Planning Commission (likely at their July 9 meeting) and then return to the Napoleon Township board for consideration of final approval.

Case#26-05-0006 – Nicholas Rowley (Emmons Service) request to Rezone 7 Acres of 45.71 Acre Parcel – 000-19-06-101-001-01 – 7345 S. Meridian Road – from Agricultural (AG-1) to General Commercial (GC) for Commercial Use. The remainder will remain Agricultural (AG-1):

Chair S. Miles invited owner/applicant Nicholas Rowley to explain proposal. He now desires to rezone from Agricultural (AG-1) to General Commercial (GC) just seven acres on the south side of the property at 7345 S. Meridian Road (U.S. 127), for a proposed business relocation of Emmons Service, Inc., with current offices and operations yard at 913 Water Street in Jackson. The planned use for the new facility includes administrative offices, fleet storage and maintenance (mechanics shop), and recycling and logistics – handling of residential recycling, “CURBY” carts, and commercial dumpsters.

During discussion at the May 28 Napoleon Township Planning Commission meeting, Rowley indicated he desired to change his application to just rezone the seven acres and leave the remaining acreage as AG. After tabling the case until this meeting, the applicant provided an updated application with what seven acres he wants to rezone. J. Kirkpatrick noted that the rezoning has nothing to do with the use of the property, and that anything that will take place on the property will have to come back to the commission for a site plan review.

Mike Neu, a neighboring property owner, and Dan Wymer offered public comments. M. Neu had concerns whether the rezoning would be consistent with the township master plan. S. Miles noted that the U.S. 127 corridor in the township is gradually becoming more commercial, consistent with the 2025 township master plan. D. Wymer noted that the applicant property is taxed based on its current use and not how it is zoned.

Motion by J. Hummer, seconded by J. Kirkpatrick, to recommend rezoning the seven acres of the applicant’s 45.71 acre parcel, property #000-19-06-101-001-01 at 7345 S. Meridian Road, from Agricultural (AG-1) to General Commercial (GC). All Ayes. Motion passed. The case will next proceed to the Jackson County Planning Commission (likely at their July 9 meeting) and then return to the Napoleon Township board for consideration of final approval.

Meeting adjourned 6:53 p.m.

John Hummer, 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 | #26-11

To: County Planning Commissioners

From: Kade Peck, R2PC Planner

Date: July 9, 2026

Proposal: Zoning text amendment for Leoni Township's zoning ordinance. The zoning text makes changes to section 42-153 c.

Background Information

The Township is adding in language for Agricultural (AG) Special land uses. This is a conditional use that requires a variety of rules to be followed to operate a business in an agricultural district. Language adds rules, regulations, operation managements that are needed for this conditional use.

Analysis and Recommendation

JCPC Staff Analysis and Advisement – The zoning text amendment changes appear normal and reasonable. For these reasons, staff recommends **Approval** for the zoning text amendment.

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**

JCPC Case #: _____
(For JCPC Use Only)

ZONING AMENDMENT FORM



JACKSON COUNTY PLANNING COMMISSION (COORDINATING ZONING)

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

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

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

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

(ANSWER EITHER A or B)

A. DISTRICT BOUNDARY CHANGE (REZONING):

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

See attached

1. The above described property has a proposed zoning change FROM _____ (_____) ZONE TO _____ (_____) ZONE.

2. PURPOSE OF PROPOSED CHANGE: Received many permits that were nonconforming

B. ZONING ORDINANCE TEXT AMENDMENT:

The following Article(s) and Section(s) is amended or altered: ARTICLE 153C & 358 SECTION 42

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 7 day 1 year 2026

D. NOTICE OF PUBLIC HEARING was published/mailed on the following date: month 6 day 16 year 2026
(Notice must be provided at least fifteen days prior to the public hearing.)

E. THE NEWSPAPER (having general circulation in Township) carrying the NOTICE: The Exponent
The PROPOSED ZONING AMENDMENT described herein was duly considered by the Township Planning Commission and will be forwarded to the Township Board with a recommendation to ☒ APPROVE or ☐ DISAPPROVE.

Pamela Trannell ☐ Chair or ☒ Secretary 7/1/2026 (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

JCPC Case #: _____
(For JCPC Use Only)

REZONING WORKSHEET FORM



JACKSON COUNTY PLANNING COMMISSION (COORDINATING ZONING)

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

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

Township of: Leoni Township Case #: _____
Township official we may contact: Cindy Norris Phone #: (517) 936-2390
Applicant: _____ Phone #: () -
Rezoning Request: From: _____ () To: _____ ()
Property Location: Section(s): _____ Quarter Section(s): ☐ NW ☐ NE ☐ SW ☐ SE
Legal Description and/or Survey Map/Tax Map (please attach) ☐ Yes ☐ No (Please do not use only the Parcel ID Number)
Parcel Size (if more than one parcel, label "A" - "Z"): _____

Please attach location map ☐ Yes ☐ No

What is the existing use of the site? _____

What is the proposed use of the site? _____

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

North: _____ South: _____

East: _____ West: _____

What are the surrounding Zoning Districts?

North: _____ () South: _____ ()

East: _____ () West: _____ ()

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

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

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

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

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

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

☐ Other (please specify) _____

Please attach the minutes of the Planning Commission.

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

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

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

Please attach any public comments, letters, or petitions.

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

Please include any additional information or comments as an attachment.

Township of Leoni
913 Fifth Street
Michigan Center, Michigan 49254
PHONE: (517) 764-4694
www.leonitownship.com

PLANNING COMMISSION MINUTES
Wednesday, July 1, 2026

The Leoni Township Planning Commission held a meeting Wednesday, July 1, 2026 @ 6:00 p.m. 913 Fifth Street, Leoni Township Meeting Hall, Michigan Center, Michigan.

Meeting opened to call of the Chair: 6:00 p.m.

Members Present: Connie Gibson, Mickey Ballance, Matt Horning, Cody Lester, Mike Hill and Bob Pickett

Members Absent: William Miles

Persons in attendance: 10

Pledge of Allegiance

Motion by C. Lester supported by M. Hill to approve the July 1, 2026, agenda as written.
Motion adopted by voice vote

Motion by C. Lester, supported by C. Gibson to approve the June 17, 2026, minutes as written
Motion adopted by voice vote

PUBLIC COMMENT

Ken & Chris Gorton discussed a property they own at Duryeas Point where they applied for a permit to build a carport and were told their lot coverage already exceeded what was allowed for in the Leoni Township ordinance. They asked the Planning Commission to please consider the ordinance for the Lot Coverage.

Tyler Peru spoke on behalf of Falcon Protection and stated that they want to put up a sign that exceeds the current sign ordinance. Mr. Peru asked how long it may be for the sign ordinance to get approved.

DISCUSSION:

M. Ballance reviewed the Project Update with the Commission members, and they discussed each of the topics on the list. Mr. Ballance asked for the sign ordinance to get added to the discussion for the June 15 meeting.

Motion by C. Lester, supported by M. Horning to open the public hearing for the Revision of AG Land use for a Conditional Use and the Public Hearing for Revision of the Fencing ordinance
Motion adopted by voice vote

Motion by C. Lester, supported by M. Ballance to send the revision for AG Land Use for a Conditional Use and the Revision of the Fencing ordinance to the Board of Trustees for review.
6 Ayes: M. Hill, C. Gibson, C. Lester, M. Horning, B. Pickett and M. Balance
0 Nays:

RESERVE:

Public Comment: **Opened at 6:23 p.m.**
Closed at 6:24 p.m.

Motion by C. Lester, supported by B. Pickett to adjourn the meeting at 6:23 P.M.
Motion adopted by voice vote

Meeting Adjourned 6:23 p.m.

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

**LEONI TOWNSHIP PLANNING COMMISSION
AGENDA**

Wednesday, July 1, 2026

CALL TO ORDER:

PLEDGE OF ALLEGIANCE:

ROLL CALL ATTENDANCE:

APPROVAL OF AGENDA: July 1, 2026

APPROVAL OF MINUTES: June 17, 2026

PURPOSE OF PLANNING COMMISSION:

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

PUBLIC COMMENT GUIDELINES:

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

DISCUSSION:

PUBLIC HEARING:

1. Public Hearing for revision of AG Land Use for a Conditional Use
Public Hearing for revision of Fencing Ordinance

RESERVE:

1. Master Plan Finalization

PUBLIC COMMENT: (2 minute time limit)

DISCUSSION **ONLY:**

NEXT MEETING: July, 15, 2026

ADJOURN:

Township of Leoni
913 Fifth Street
Michigan Center, Michigan 49254
PHONE: (517) 764-4694
www.leonitownship.com

PLANNING COMMISSION MINUTES
Wednesday, June 17, 2026

The Leoni Township Planning Commission held a meeting Wednesday, June 17, 2026 @ 6:00 p.m. 913 Fifth Street, Leoni Township Meeting Hall, Michigan Center, Michigan.

Meeting opened to call of the Chair: 6:00 p.m.

Members Present: Connie Gibson, William Miles, Mickey Ballance, Matt Horning, Cody Lester, and Bob Pickett

Members Absent: Mike Hill

Persons in attendance: 10

Pledge of Allegiance

Motion by M. Horning supported by C. Gibson to approve the June 17, 2026, agenda with the change to move the public hearing items 1 and 2 to Discussion.

Motion adopted by voice vote

Motion by W. Miles, supported by C. Gibson to approve the June 1, 2026, minutes with the change

Motion adopted by voice vote

PUBLIC COMMENT

Betty Hill from Fairfax Street asked about fixing the potholes on Fairfax and what is going in on the corner of Fairfax across from the Dunkin Donuts.

DISCUSSION:

M. Ballance reviewed the Project Update with the Commission members, and they discussed each of the topics on the list.

RESERVE:

Public Comment: **Opened at 6:40 p.m.**
Closed at 6:40 p.m.

Motion by C. Lester, supported by W. Miles to adjourn the meeting at 6:43 P.M.

Motion adopted by voice vote

Meeting Adjourned 6:43 p.m.

Approved Amendment Agricultural (AG) Special Land Use:

Sec. 42-153 c. (15) Conditional Use

(a) Permit:

1. Conditional Use Permits (CUP) must be submitted to the township for approval prior to operation.
2. All applications must include a detailed site plan that meets specific township requirements.

(b) Permitted Business Operation & Residency

1. Any business activity authorized under a Conditional Use Permit (CUP) within the Agricultural (AG) Zoning District shall be maintained strictly as an accessory use to the primary single-family dwelling
2. Business operations are limited to one resident employee (who must live in the primary dwelling) plus one additional outside employee (maximum of 2 total workers on site).
3. Business operation is entirely contained within the primary residence or an accessory building and involves no exterior storage of materials.
4. Business operation must not change the essential residential or agricultural character of the property.

(c) Traffic & Parking Management

1. Customer traffic is limited to four vehicles on-site during business hours. Additionally, two parking spaces must be provided for the residential unit, in addition to the spaces required for the business.
2. All parking must be provided off-street and kept in a dust-free condition.

(d) Operating Hours

1. Limited business hours. Business hours must be determined prior to submitting application for Conditional Use.
2. During business hours operation must not disrupt the peace and quiet of the surrounding agricultural neighborhood.

(e) Business (Accessory) Building Size Limitations

1. Accessory building size shall not exceed: 2 through 5 acres: Max 2,400 sq. ft. Over 5 acres: Max 3,600 sq. ft. (or a cap based on lot coverage).
2. Where an accessory building is utilized for both the authorized business operation and personal agricultural purposes (including, but not limited to, the storage of livestock, crops, or agricultural machinery), the size limitations established herein shall apply only to the specific floor area dedicated to the business operation. The applicant shall clearly delineate the business-use area from the agricultural-use area on the submitted site plan to ensure compliance without restricting legitimate agricultural storage requirements.

(f) Signage & Advertising

1. Limited Roadside Advertisement: One non-illuminated, ground-mounted sign is permitted.
2. Sign not to exceed six square feet in area and not exceed four feet in height.

(g) County Approvals:

1. Prior to certificate of business operation, the applicant shall obtain and provide evidence of all required state and local licenses and approvals.

Subject: "Conditional Use"

Zoning District: Agricultural (AG)
Proposed Amendment: Sec. 42 -153 c. (16)

MAB Revision 5-21-2026

DRAFT Rev 5

Agricultural (AG) Special Land Use:

a) Permit:

- (1) **Conditional Use Permits (CUP)** must be submitted to the township for approval prior to operation.
- (2) All applications must include a detailed site plan that meets specific township requirements.

b) Permitted Business Operation & Residency

- (1) Any business activity authorized under a Conditional Use Permit (CUP) within the Agricultural (AG) Zoning District shall be maintained strictly as an accessory use to the primary single-family dwelling
- (2) Business operations are limited to **one resident employee** (who must live in the primary dwelling) plus **one additional outside employee** (maximum of 2 total workers on site).
- (3) Business operation is entirely contained within the primary residence or an accessory building and involves no exterior storage of materials.
- (4) Business operation must not change the essential residential or agricultural character of the property.

c) Traffic & Parking Management

- (1) Customer traffic is limited to four vehicles on-site during business hours. Additionally, two parking spaces must be provided for the residential unit, in addition to the spaces required for the business.
- (2) All parking must be provided off-street and kept in a dust-free condition.

d) Operating Hours

- (1) Limited business hours. Business hours must be determined prior to submitting application for Conditional Use.
- (2) During business hours operation must not disrupt the peace and quiet of the surrounding agricultural neighborhood.

e) Business (Accessory) Building Size Limitations

- (1) Accessory building size shall not exceed: 2 through 5 acres: Max 2,400 sq. ft. Over 5 acres: Max 3,600 sq. ft. (or a cap based on lot coverage).
- (2) Where an accessory building is utilized for both the authorized business operation and personal agricultural purposes (including, but not limited to, the storage of livestock, crops, or agricultural machinery), the size limitations established herein shall apply only to the specific floor area dedicated to the business operation. The applicant shall clearly delineate the business-use area from the agricultural-use area on the submitted site plan to ensure compliance without restricting legitimate agricultural storage requirements.

f) Signage & Advertising

- (1) **Limited Roadside Advertisement:** One non-illuminated, ground-mounted sign is permitted.
- (2) Sign not to exceed six square feet in area and not exceed four feet in height.

g) County Approvals:

- (1) Prior to certificate of business operation, the applicant shall obtain and provide evidence of all required state and local licenses and approvals.

Key Objectives:

- a) **Preserve Rural Integrity:** Ensures all commercial activities remain strictly accessory to the primary single-family residence, eliminating exterior material storage.
- b) **Enforce Staffing Caps:** Limits operations to a maximum of two on-site workers: One resident employee living in the primary dwelling and one outside employee.
- c) **Neighborhood Impacts:** Restricts customer traffic to a four-vehicle maximum on-site and establishes business hours that do not disrupt the peace and quiet of the neighborhood.
- d) **Building Footprint:** Establishes clear accessory building square footage caps based on lot acreage, while protecting legitimate agricultural operations by exempting active farming space from the commercial cap.
- e) **Permit**
 - 1. Conditional Use Permits (CUP) must be submitted to the township for approval prior to operation.
 - 2. All applications must include a detailed site plan that meets specific township requirements.
- f) **Permitted Business Operation / Residency**
 - 1. Any business activity authorized under a Conditional Use Permit (CUP) within the Agricultural (AG) Zoning District shall be maintained strictly as an accessory use to the primary single-family dwelling.
 - 2. Business operations are limited to one resident employee (who must live in the primary dwelling) plus one additional outside employee (maximum of 2 total workers on site).
 - 3. Business operation is entirely contained within the primary residence or an accessory building and involves no exterior storage of materials.
 - 4. Business operation must not change the essential residential or agricultural character of the property.
- g) **Traffic & Parking Management**
 - 1. Customer traffic is limited to four vehicles on-site during business hours. Additionally, two parking spaces must be provided for the residential unit, in addition to the spaces required for the business.
 - 2. All parking must be provided off-street and kept in a dust-free condition.
- h) **Operating Hours**
 - 1. Limited business hours. Business hours must be determined prior to submitting application for Conditional Use.
 - 2. During business hours operation must not disrupt the peace and quiet of the surrounding agricultural neighborhood.
- i) **Business (Accessory) Building Size Limitations**
 - 1. Accessory building size shall not exceed:
 - 2 through 5 acres: Max 2,400 sq. ft.
 - Over 5 acres: Max 3,600 sq. ft. (or a cap based on lot coverage).
- j) **Signage & Advertising**
 - 1. **Limited Roadside Advertisement:** One non-illuminated, ground-mounted sign is permitted.
 - 2. Sign not to exceed six square feet in area and not exceed four feet in height.
- k) **County Approvals**
 - 1. Prior to certificate of business operation, the applicant shall obtain and provide evidence of all required state and local licenses and approvals.