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: November 12, 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 October 8, 2026, meeting minutes ***[ACTION]*** 3
4. Approval of Agenda
   Approval of the November 12, 2026, meeting agenda ***[ACTION]***
5. Request(s) for review, comment, and recommendation
   a. Consideration of township zoning amendment(s) –
      (1)CZ | #26-18 | Leoni Township Text Amendment ***[ACTION]*** 6
      (2)CZ | #26-19 | Leoni Township Rezonings ***[ACTION]*** 29
      (3)CZ | #26-20 | Hanover Township Text Amendment ***[ACTION]*** 65
      (4)CZ | #26-21 | Blackman Township Text Amendment ***[ACTION]*** 75
      (5)CZ | #26-22 | Waterloo Township Text Amendment ***[ACTION]***.....181
      (6)CZ | #26-23 | Henrietta Township Text Amendment ***[ACTION]***..... 196
   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 –
      (1) Meeting Schedule
   c. Notices - *None*
7. Public comment ***[2 MINUTE LIMIT]***
8. Commissioner comment
9. Adjournment

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MEETING MINUTES

October 8, 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, At Large; Mrs. Mary Hall, At Large.

Members Absent: Mr. Russ Jennings, At Large; Mr. Mark Baldwin, Economic;

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. Kennedy made a motion, seconded by Comm. Baldwin, to approve the September 10, 2026, meeting minutes. *The motion was approved unanimously.*

Item 4. **Approval of the Agenda.** Comm. Kennedy made a motion to approve the agenda for October 8, 2026, seconded by Comm. Cole. *The motion was approved unanimously.*

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

a. **Consideration of Township Zoning Amendment(s).** None.

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

c. **Farmland & Open Space Preservation Program (PA 116) application(s).**

(1) **FA | #26-01 | Pulaski Township**

Staff referred to a report regarding a PA116 request for a parcel in Pulaski Township.

Comm. Cole made a motion to approve the agenda for October 8, 2026, seconded by Comm. Wolcott. *The motion was approved unanimously.*

Item 6. **Other Business.**

a. **Unfinished Business.** None.

b. **New Business.** None.

c. **Notices.** None.

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

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

Item 9. **Adjournment.**

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

The meeting adjourned at 6:25 p.m.

Respectfully submitted by:

Kade Peck, Recording Secretary

The next scheduled meeting of the Jackson County Planning Commission is December 10th, 2026

Jackson County Planning Commission

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COORDINATED ZONING REPORT | #26-18

To: County Planning Commissioners
From: Kade Peck, R2PC Planner
Date: November 12, 2026
Proposal: Zoning text amendment for Leoni Township's zoning ordinance. The zoning text makes changes to section 42-342.

Background Information

The Township is changing language related to signs in their ordinance. It gave rules for illumination of lights in certain districts and added language so that signs were not in the road right-of-way. The text amendment also removes some language about sign rules for specific uses and zoning districts.

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)

REZONING WORKSHEET FORM

JACKSON COUNTY PLANNING COMMISSION
(COORDINATING ZONING)

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

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

Township of: Leoni Township Case #: _____

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

Applicant: Leoni Township Phone #: (517) 764-4694

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"*): See attached

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.

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 makes its recommendation with this form. Use a separate form for each proposed zoning change. Please include a legal description/ survey with rezoning requests in addition to the Parcel ID Number.

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

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

(ANSWER EITHER A or B)

A. **DISTRICT BOUNDARY CHANGE (REZONING):**

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

_____

_____

_____

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

_____

B. **ZONING ORDINANCE TEXT AMENDMENT:**

The following Article(s) and Section(s) is amended or altered: ARTICLE _____ SECTION 42-342

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

_____

_____

C. **PUBLIC HEARING** on the above amendment was held on: month 10 day 7 year 2026

D. **NOTICE OF PUBLIC HEARING** was published/mailed on the following date: month 9 day 15 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 (X) APPROVE or ( ) DISAPPROVE.

Pamela Drummell, Recording Secretary 10 / 13 / 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

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

PLANNING COMMISSION MINUTES
Wednesday, October 7, 2026

The Leoni Township Planning Commission held a meeting Wednesday, October 7, 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: Mickey Ballance, Matt Horning, Cody Lester, William Miles, Mike Hill and Bob Pickett

Members Absent: Connie Gibson

Persons in attendance: 5

Pledge of Allegiance

Motion by W. Miles supported by C. Lester to approve the October 7, 2026, agenda as written
Motion adopted by voice vote

Motion by C. Lester, supported by W. Miles to approve the September 16, 2026, minutes as written
Motion adopted by voice vote

Public Comment:
Opened at 6:02 p.m.
Closed at 6:02 p.m.

DISCUSSION:

M. Balance revealed that on October 14, McKenna will review the data center ordinance outline.
Region II will have the masterplan zoning maps available by September 24 for review.
The kick off for the master plan survey is active on the web page.

Motion by C. Lester, supported by M. Ballance to approve the revisions to the Sign Ordinance as it was presented and approved by the township lawyer.
6 Ayes: M. Hill, M. Horning, B. Pickett, W. Miles, C. Lester and M. Balance
0 Nays:
Motion Carried

DISCUSSION:
M. Ballance reviewed the Ordinance Project Update with the Commission members, and the training module.

RESERVE:

Public Comment:
Opened at 6:46 p.m.
Closed at 6:48 p.m.

Motion by W. Miles, supported by C. Lester to adjourn the meeting at 6:49 P.M.
Motion adopted by voice vote

Meeting Adjourned 6:49 p.m.

Sec. 42-342. Sign regulations.

(a) *General regulations.*

(1) *Traffic Safety*: No sign shall be erected at any location where, by reason of position, size, shape, color, movement, or illumination, it may interfere with or obstruct the view of traffic, nor shall any sign be confused with any authorized traffic sign, signal, or device. Any illumination that mimics or may be confused with a traffic control device (such as red, green, or amber flashing lights) is strictly prohibited.

(2) *Community Character*: All signs shall be designed, constructed, and maintained to be appropriate in appearance with the existing or intended character of their vicinity so as not to change the aesthetic character of such area.

(3) Signs in community business, general business and highway business districts, and the light industrial and heavy industrial districts may be illuminated according to the requirements in subsection (h).

(4) All signs shall be located within property boundaries and may not encroach upon the road right-of-way.

(5) In all business and industrial districts, a sign designed as a portable or mobile sign which is in compliance with this section may be used on each street frontage. A valid permit will be required for each sign in each location. Permits shall be issued for a maximum of 30 days. No more than three permits shall be issued in any 12-month period.

(6) Each sign will further comply with the following:

a. Signs shall be marked with the manufacturer's name.

b. Signs shall be listed with a recognized testing laboratory in accordance with the National Electrical Code.

c. Sign troughs, tube terminal boxes, and other metal frames shall be grounded.

d. Signs shall be plugged into an approved exterior outlet.

e. Electrical conductors of an appropriate rating and listed for such outdoor use and approved by a testing laboratory shall be used and shall not be run on vehicle driveways or walkways.

f. The complete sign unit shall be firmly anchored to the ground or to a structure.

(b) *Permitted on-site signs in agricultural district.* The following on-site signs are permitted on any one lot in the agricultural district:

(1) One on-site sign advertising the sale or lease of the lot, chattels, or building, not exceeding six square feet in area.

(2) One on-site sign announcing a home occupation, not to exceed three square feet in area.

(3) One on-site sign identifying a park, school building, or other authorized use, not to exceed 18 square feet in area.

(4) One on-site sign advertising the type of farm products grown on the farmstead, not to exceed 12 square feet in area.

(c) *Permitted on-site signs in residential districts.* The following on-site signs are permitted on any one lot in residential districts. The maximum height of these signs shall not exceed eight feet.

(1) One on-site sign advertising the sale or lease of the lot, chattels, or building, not exceeding six square feet in area.

(2) One on-site sign announcing a home occupation, boarding home, or professional service, not to exceed three square feet in area. The sign shall be attached flat against the front wall of the building.

(3) One on-site sign advertising a recorded subdivision or development, not to exceed 32 square feet in area. Such sign shall be removed within one year after the sale of 75 percent of all lots or units within the subdivision or development.

(4) One on-site sign not having commercial connotations identifying a multiple-family building or development or mobile home park, not to exceed 18 square feet in area.

(5) One on-site sign identifying a school, church, public building, or other authorized use, not to exceed 18 square feet in area.

(d) *Permitted on-site signs in neighborhood business district.* The following on-site signs are permitted on any one lot in the neighborhood business district. The maximum height of these signs is not to exceed 12 feet.

(1) One on-site freestanding identification sign may be affixed flat against the wall of a building. The total sign area shall not exceed one-quarter square foot for each foot in length or height of the wall, whichever is greater. No such sign shall extend above the wall to which it is affixed.

(2) One on-site freestanding identification sign may be erected for a neighborhood shopping center. Such sign shall not exceed 32 square feet in area, or be closer to the front, side, or rear property line than one-half the distance of the required setback.

(3) One on-site freestanding identification sign may be erected for each separate enterprise situated on an individual lot not within a shopping center. Such sign shall not exceed 18 square feet in area, or be closer to the front, side, or rear property line than one-half the distance of the required setback.

(e) *Permitted on-site signs in community business, general business and highway business districts and all industrial districts.*

(1) The following on-site signs are permitted on any one lot in the community business, general business, and highway business districts, and all industrial districts. The maximum height of these signs shall not exceed the following:

Community business district	35'0"
General business district	35'0"
Highway business district	35'0"
Industrial districts	35'0"
Interstate highway (I-94 and U.S. 127) for signs within ¼ mile of highway	150'0"

(2) On-site signs may be mounted flat against a building wall or project outward up to 48 inches. Signs must not extend above the roofline or parapet. The total surface area of all signs shall not exceed 25 percent of the total surface area of the building's primary frontage.

(3) One on-site freestanding identification sign may be erected for a shopping center or other integrated group of stores or commercial buildings. The area of the sign shall be based on one square foot for each front foot of the building, or buildings, for which it is established; however, it shall not exceed 200 square feet in area. Electronic digital signs are permitted, provided such signs comply with the regulatory requirements established in subsection (h).

(4) One on-site freestanding identification sign may be erected for each separate enterprise situated on an individual lot not located within a shopping center. Such sign shall not exceed 100 square feet in area. Electronic digital signs are permitted, provided such signs comply with subsection (h). Additional freestanding signs may be permitted in accordance with subsection (5).

(5) *Secondary Freestanding Business Signs:*
A second freestanding business identification sign may be permitted on commercial or industrial properties when all of the following standards are met:
   a. The property is a corner lot or has frontage on two (2) or more public streets.
   b. One freestanding sign may be located along each public street frontage.
   c. Each sign shall be oriented toward the street it is intended to serve.

d. The secondary sign shall comply with all applicable setback, sight distance, and clear vision requirements of this Ordinance.
e. Neither sign shall exceed the maximum height or sign area otherwise permitted within the applicable zoning district.
f. The total number of freestanding business identification signs shall not exceed two (2) per parcel.
g. Electronic message centers may be incorporated into one or both freestanding signs provided each sign complies with Section (h) regarding illumination, brightness, message duration, and operational requirements.
h. The Township/Zoning Administrator may require adjustment of the location of either sign when necessary to protect public safety or maintain adequate sight distance.

(6) The combined area of all freestanding business identification signs on a parcel shall not exceed 150 percent of the maximum sign area otherwise permitted for a single freestanding sign.
Example:
- Current maximum = 100 sq. ft.
- Two signs together = 150 sq. ft. total
  - 75 + 75
  - 100 + 50
  - 90 + 60

(7) *Primary Business Signage:*
All primary monument signs or brand identification signs must comply with standard zoning requirements.

(f) *Off-site signs.* Off-site signs (signs advertising a product for sale or a service to be rendered at a location other than the premises) shall be permitted in the highway business district, all industrial districts, and the agricultural district under the following conditions:

(1) Off-site signs are required to conform to the same yard and height requirements as other principal structures or buildings in the district in which they are situated.

(2) Where two or more off-site signs are along the frontage of a single street or highway, they shall not be less than 1,000 feet apart. A double-face (back to back) or a V-type structure shall be considered a single sign.

(3) The total surface area facing in the same direction of any off-site sign shall not exceed 300 square feet.

(4) No off-site sign shall be erected on the roof of any building, nor shall one sign be located above another sign.

(5) Off-site signs may be illuminated by reflected light only, provided the source of light is not directly visible and is so arranged to reflect away from the adjoining premises and provided that such illumination shall not be so placed as to cause confusion or a hazard to traffic or conflict with traffic control signs or lights. No illumination involving movement by reason of lighting arrangement or other devices shall be permitted.

(g) *Directional Entry and Exit Signs.*
Drive-through establishments may install directional 'Enter' and 'Exit' signs for the sole purpose of traffic control.

(1) *Sign Size and Height Limits*
a. Maximum sign area: 6 square feet per sign
b. Maximum sign height: 4 feet above grade
c. Maximum Number: No more than two (2) signs per driveway (one "Enter" and one "Exit").

(2) *Placement and Visibility*
a. Directional signs may be placed at or near driveway entrances.
b. All signs shall be located entirely within the property boundaries and shall not extend into or beyond the road right-of-way.

c. Signs shall be positioned to maintain unobstructed visibility and ensure safe vehicle and pedestrian circulation. No sign shall be installed in a manner that obscures sight distance or creates a hazard for motorists or pedestrian.
d. Company logo or branding allowed.

(3) *Prohibited Content*
Directional signs shall not include any of the following:
a. Commercial advertising.
b. Product information or pricing.

(h) *Illumination Intensity (Brightness)*
Purpose & Intent.
The purpose of this section is to regulate the brightness of commercial signs and electronic message centers (EMCs). These regulations aim to minimize glare, protect the character of surrounding neighborhoods, prevent driver distraction, and ensure public safety while allowing for effective business identification.

(1) *Electronic Message Boards & Digital Signs*
For electronic or changeable signs, the township enforces strict maximum luminance thresholds based on the time of day to prevent traffic hazards and driver distraction:
a. *Daytime Limit:* Maximum 62,000 candelas per meter squared (nits) at 40,000 lux illumination. This standard begins 30 minutes after sunrise and continues until 30 minutes before sunset.
b. *Nighttime Limit:* Maximum 375 candelas per meter squared (nits) at 4 lux illumination. This is enforced at all other times (from 30 minutes before sunset until 30 minutes after sunrise).
c. *Operational Limits:* Messages must remain completely static for at least 5 minutes before changing, and the transition between images must take 1 second or less. In the event of a mechanical or software freeze, the sign must default to a blank or static black display.

(2) *Foot-candle Limits:* The illumination of any sign shall not increase the ambient lighting level by more than 0.3 foot-candles when measured at a distance of 250 feet (or at the nearest property line, whichever is closer).

(3) *Automatic Dimming:* All digital signs must be equipped with ambient light sensors and automatic dimming technology that adjusts the sign's brightness in real-time according to surrounding light conditions.

(i) *Light Trespass and Glare*
(1) *Shielding:* For externally illuminated signs, the light source (bulbs or lamps) must be fully shielded and directed downward at the sign face to prevent "sky glow" or light spill onto adjacent properties.
(2) *Direct Visibility:* No light source for any sign shall be directly visible from a public right-of-way or any residential property.
(3) *Residential Protections:* Signs located within 100 feet of a residential district must be equipped with a timer and extinguished between 11:00 p.m. and 6:00 a.m., or 30 minutes after the close of business, whichever is later.

(j) *Prohibited Lighting Types*

(1) *Movement:* Blinking, flashing, or oscillating lights are prohibited, except for signs displaying only time and temperature.

(2) *Hazards:* Any sign illumination that mimics or may be confused with a traffic control device and or emergency vehicles (red, green, blue or amber flashing lights) is strictly prohibited.

(k) *Compliance and Enforcement*

(1) *Certification:* Prior to the issuance of a sign permit, the applicant must submit a written certification from the sign manufacturer or a lighting engineer confirming the sign's ability to comply with these intensity standards.

(2) *Inspection:* The Zoning Administrator or their authorized designee shall have the authority to inspect any illuminated sign and may require the property owner to conduct a luminance test if a violation of this Section is suspected. Upon request, the owner shall provide certified evidence of compliance within 7 days of the initial request. The Zoning Administrator may grant an extension at their discretion.

Sec. 42-342. Sign regulations.

MAB Draft for Legal Review
(Revision) 7-9-2026

(a) *General regulations.*

(1) *Traffic Safety*: No sign shall be erected at any location where, by reason of position, size, shape, color, movement, or illumination, it may interfere with or obstruct the view of traffic, nor shall any sign be confused with any authorized traffic sign, signal, or device. Any illumination that mimics or may be confused with a traffic control device (such as red, green, or amber flashing lights) is strictly prohibited.

(2) *Community Character*: All signs shall be designed, constructed, and maintained to be appropriate in appearance with the existing or intended character of their vicinity so as not to change the aesthetic character of such area.

(3) Signs in community business, general business and highway business districts, and the light industrial and heavy industrial districts may be illuminated according to the requirements in subsection (h).

(4) All signs shall be located within property boundaries and may not encroach upon the road right-of-way.

(5) In all business and industrial districts, a sign designed as a portable or mobile sign which is in compliance with this section may be used on each street frontage. A valid permit will be required for each sign in each location. Permits shall be issued for a maximum of 30 days. No more than three permits shall be issued in any 12-month period.

(6) Each sign will further comply with the following:

a. Signs shall be marked with the manufacturer's name.

b. Signs shall be listed with a recognized testing laboratory in accordance with the National Electrical Code.

c. Sign troughs, tube terminal boxes, and other metal frames shall be grounded.

d. Signs shall be plugged into an approved exterior outlet.

e. Electrical conductors of an appropriate rating and listed for such outdoor use and approved by a testing laboratory shall be used and shall not be run on vehicle driveways or walkways.

f. The complete sign unit shall be firmly anchored to the ground or to a structure.

(b) *Permitted on-site signs in agricultural district.* The following on-site signs are permitted on any one lot in the agricultural district:

(1) One on-site sign advertising the sale or lease of the lot, chattels, or building, not exceeding six square feet in area.

(2) One on-site sign announcing a home occupation, not to exceed three square feet in area.

(3) One on-site sign identifying a park, school building, or other authorized use, not to exceed 18 square feet in area.

(4) One on-site sign advertising the type of farm products grown on the farmstead, not to exceed 12 square feet in area.

(c) *Permitted on-site signs in residential districts.* The following on-site signs are permitted on any one lot in residential districts. The maximum height of these signs shall not exceed eight feet.

(1) One on-site sign advertising the sale or lease of the lot, chattels, or building, not exceeding six square feet in area.

(2) One on-site sign announcing a home occupation, boarding home, or professional service, not to exceed three square feet in area. The sign shall be attached flat against the front wall of the building.

(3) One on-site sign advertising a recorded subdivision or development, not to exceed 32 square feet in area. Such sign shall be removed within one year after the sale of 75 percent of all lots or units within the subdivision or development.

(4) One on-site sign not having commercial connotations identifying a multiple-family building or development or mobile home park, not to exceed 18 square feet in area.

(5) One on-site sign identifying a school, church, public building, or other authorized use, not to exceed 18 square feet in area.

(d) *Permitted on-site signs in neighborhood business district.* The following on-site signs are permitted on any one lot in the neighborhood business district. The maximum height of these signs is not to exceed 12 feet.

(1) One on-site **freestanding identification** sign may be affixed flat against the wall of a building. The total sign area shall not exceed one-quarter square foot for each foot in length or height of the wall, whichever is greater. No such sign shall extend above the wall to which it is affixed.

(2) One on-site freestanding identification sign may be erected for a neighborhood shopping center. Such sign shall not exceed 32 square feet in area, or be closer to the front, side, or rear property line than one-half the distance of the required setback.

(3) One on-site freestanding identification sign may be erected for each separate enterprise situated on an individual lot not within a shopping center. Such sign shall not exceed 18 square feet in area, or be closer to the front, side, or rear property line than one-half the distance of the required setback.

(e) *Permitted on-site signs in community business, general business and highway business districts and all industrial districts.*

(1) The following on-site signs are permitted on any one lot in the community business, general business, and highway business districts, and all industrial districts. The maximum height of these signs shall not exceed the following:

Community business district	**35'0"**
General business district	**35'0"**
Highway business district	**35'0"**
Industrial districts	**35'0"**
Interstate highway (I-94 and U.S. 127) for signs within ¼ mile of highway	**150'0"**

(2) **On-site signs may be mounted flat against a building wall or project outward up to 48 inches. Signs must not extend above the roofline or parapet. The total surface area of all signs shall not exceed 25 percent of the total surface area of the building's primary frontage.**

(3) One on-site freestanding identification sign may be erected for a shopping center or other integrated group of stores or commercial buildings. The area of the sign shall be based on one square foot for each front foot of the building, or buildings, for which it is established; however, it shall not exceed **200 square feet** in area. **Electronic digital signs are permitted, provided such signs comply with the regulatory requirements established in subsection (h).**

(4) One on-site freestanding identification sign may be erected for each separate enterprise situated on an individual lot not located within a shopping center. Such sign shall not exceed 100 square feet in area. Electronic digital signs are permitted, provided such signs comply with subsection (h). **Additional freestanding signs may be permitted in accordance with subsection (5).**

(5) ***Secondary Freestanding Business Signs:***
A second freestanding business identification sign may be permitted on commercial or industrial properties when all of the following standards are met:

(a) The property is a corner lot or has frontage on two (2) or more public streets.

(b) One freestanding sign may be located along each public street frontage.

(c) Each sign shall be oriented toward the street it is intended to serve.
(d) The secondary sign shall comply with all applicable setback, sight distance, and clear vision requirements of this Ordinance.
(e) Neither sign shall exceed the maximum height or sign area otherwise permitted within the applicable zoning district.
(f) The total number of freestanding business identification signs shall not exceed two (2) per parcel.
(g) Electronic message centers may be incorporated into one or both freestanding signs provided each sign complies with Section (h) regarding illumination, brightness, message duration, and operational requirements.
(h) The Township/Zoning Administrator may require adjustment of the location of either sign when necessary to protect public safety or maintain adequate sight distance.

(6) The combined area of all freestanding business identification signs on a parcel shall not exceed 150 percent of the maximum sign area otherwise permitted for a single freestanding sign.
Example:
- **Current maximum = 100 sq. ft.**
- **Two signs together = 150 sq. ft. total**
  - **75 + 75**
  - **100 + 50**
  - **90 + 60**

(7) *Primary Business Signage:*
All primary monument signs or brand identification signs must comply with standard zoning requirements.

(f) *Off-site signs.* Off-site signs (signs advertising a product for sale or a service to be rendered at a location other than the premises) shall be permitted in the highway business district, all industrial districts, and the agricultural district under the following conditions:

(1) Off-site signs are required to conform to the same yard and height requirements as other principal structures or buildings in the district in which they are situated.

(2) Where two or more off-site signs are along the frontage of a single street or highway, they shall not be less than 1,000 feet apart. A double-face (back to back) or a V-type structure shall be considered a single sign.

(3) The total surface area facing in the same direction of any off-site sign shall not exceed 300 square feet.

(4) No off-site sign shall be erected on the roof of any building, nor shall one sign be located above another sign.

(5) Off-site signs may be illuminated by reflected light only, provided the source of light is not directly visible and is so arranged to reflect away from the adjoining premises and provided that such illumination shall not be so placed as to cause confusion or a hazard to traffic or conflict with traffic control signs or lights. No illumination involving movement by reason of lighting arrangement or other devices shall be permitted.

(g) *Directional Entry and Exit Signs.*
Drive-through establishments may install directional 'Enter' and 'Exit' signs for the sole purpose of traffic control.

(1) *Sign Size and Height Limits*
(a) Maximum sign area: 6 square feet per sign
(b) Maximum sign height: 4 feet above grade
(c) Maximum Number: No more than two (2) signs per driveway (one "Enter" and one "Exit").

(2) *Placement and Visibility*

(d) Directional signs may be placed at or near driveway entrances.

(e) All signs shall be located entirely within the property boundaries and shall not extend into or beyond the road right-of-way.

(f) Signs shall be positioned to maintain unobstructed visibility and ensure safe vehicle and pedestrian circulation. No sign shall be installed in a manner that obscures sight distance or creates a hazard for motorists or pedestrian.

(g) Company logo or branding allowed.

(3) *Prohibited Content*

Directional signs shall not include any of the following:

(a) Commercial advertising.

(b) Product information or pricing.

(h) *Illumination Intensity (Brightness)*

Purpose & Intent.

The purpose of this section is to regulate the brightness of commercial signs and electronic message centers (EMCs). These regulations aim to minimize glare, protect the character of surrounding neighborhoods, prevent driver distraction, and ensure public safety while allowing for effective business identification.

(1) *Electronic Message Boards & Digital Signs*

For electronic or changeable signs, the township enforces strict maximum luminance thresholds based on the time of day to prevent traffic hazards and driver distraction:

(a) *Daytime Limit:* Maximum 62,000 candelas per meter squared (nits) at 40,000 lux illumination. This standard begins 30 minutes after sunrise and continues until 30 minutes before sunset.

(b) *Nighttime Limit:* Maximum 375 candelas per meter squared (nits) at 4 lux illumination. This is enforced at all other times (from 30 minutes before sunset until 30 minutes after sunrise).

(c) *Operational Limits:* Messages must remain completely static for at least 5 minutes before changing, and the transition between images must take 1 second or less. In the event of a mechanical or software freeze, the sign must default to a blank or static black display.

(2) *Foot-candle Limits:* The illumination of any sign shall not increase the ambient lighting level by more than 0.3 foot-candles when measured at a distance of 250 feet (or at the nearest property line, whichever is closer).

(3) *Automatic Dimming:* All digital signs must be equipped with ambient light sensors and automatic dimming technology that adjusts the sign's brightness in real-time according to surrounding light conditions.

(i) *Light Trespass and Glare*

(1) *Shielding:* For externally illuminated signs, the light source (bulbs or lamps) must be fully shielded and directed downward at the sign face to prevent "sky glow" or light spill onto adjacent properties.

(2) *Direct Visibility:* No light source for any sign shall be directly visible from a public right-of-way or any residential property.

(3) *Residential Protections:* Signs located within 100 feet of a residential district must be equipped with a timer and extinguished between 11:00 p.m. and 6:00 a.m., or 30 minutes after the close of business, whichever is later.

(j) ***Prohibited Lighting Types***

(1) *Movement:* Blinking, flashing, or oscillating lights are prohibited, except for signs displaying only time and temperature.

(2) *Hazards:* Any sign illumination that mimics or may be confused with a traffic control device and or emergency vehicles (red, green, blue or amber flashing lights) is strictly prohibited.

(k) ***Compliance and Enforcement***

(1) *Certification:* Prior to the issuance of a sign permit, the applicant must submit a written certification from the sign manufacturer or a lighting engineer confirming the sign's ability to comply with these intensity standards.

(2) *Inspection:* The Zoning Administrator or their authorized designee shall have the authority to inspect any illuminated sign and may require the property owner to conduct a luminance test if a violation of this Section is suspected. Upon request, the owner shall provide certified evidence of compliance within 7 days of the initial request. The Zoning Administrator may grant an extension at their discretion.

Revision 3-11-2026
(MAB Comments)

Legend:
Existing
New
New/Options
Removed ~~XXXXXXX~~

Sec. 42-342. Sign regulations.

(a) *General regulations.*

(1) No sign shall be erected at any location where, by reason of the position, size, shape, color, movement, or illumination, the sign may interfere with or obstruct the view of traffic, nor shall any sign be confused with any authorized traffic sign, signal, or device.

(2) All signs shall be designed, constructed, and maintained so as to be appropriate in appearance with the existing or intended character of their vicinity so as not to change the aesthetic character of such area.

(3) In the agricultural district and neighborhood business district; the community business, general business and highway business districts; and the light industrial and heavy industrial districts. All signs may be illuminated internally or by reflected light, provided the source of light is not directly visible and is so arranged to reflect away from the adjoining premises and streets. Signs may be illuminated only by non-flashing light.

Option 1 (3)

In agricultural, business (neighborhood, community, general, and highway), and industrial (light and heavy) districts, signs may be illuminated internally or by reflected light. The light source must be hidden from view and positioned to prevent glare on neighboring properties or streets. All sign lighting must be steady and non-flashing.

Option 2 (3)

Within the Agricultural, Neighborhood Business, Community Business, General Business, Highway Business, Light Industrial, and Heavy Industrial districts, sign illumination is permitted via internal or reflected means. Such illumination shall utilize a non-flashing source that is not directly visible and is shielded to avoid light spillover onto public rights-of-way or adjoining properties.

~~(3) In the agricultural district and neighborhood business district, signs may be illuminated only by non-flashing light. Any light used to illuminate such signs shall be so arranged as to reflect light away from adjoining premises and streets.~~

(4) In the community business, general business and highway business districts, and the light industrial and heavy industrial districts, all signs may be illuminated internally or by reflected light, provided the source of light is not directly visible and is so arranged to reflect away from the adjoining premises and streets.~~No illumination involving movement by reason of the lighting arrangement or other devices shall be permitted.~~

(5) All signs shall be placed no closer to the street right-of-way line than one-half the minimum authorized front yard depth **of the existing primary structure.**

(6) In all business and industrial districts, a sign designed as a portable or mobile sign which is in compliance with this section may be used on each street frontage. A valid permit will be required for each sign in each location. Permits shall be issued for a maximum of 30 days. No more than three permits shall be issued in any 12-month period.

(7) Each sign will further comply with the following:

a. Signs shall be marked with the manufacturer's name.

b. Signs shall be listed with a recognized testing laboratory in accordance with the National Electrical Code.

c. Sign troughs, tube terminal boxes, and other metal frames shall be grounded.

d. Signs shall be plugged into an approved exterior outlet.

e. Electrical conductors of an appropriate rating and listed for such outdoor use and approved by a testing laboratory shall be used and shall not be run on vehicle driveways or walkways.

f. The complete sign unit shall be firmly anchored to the ground or to a structure.

(b) *Permitted on-site signs in agricultural district.* The following on-site signs are permitted on any one lot in the agricultural district:

(1) One on-site sign advertising the sale or lease of the lot, chattels, or building, not exceeding six square feet in area.

(2) One on-site sign announcing a home occupation, not to exceed three square feet in area.

(3) One on-site sign identifying a park, school building, or other authorized use, not to exceed 18 square feet in area.

(4) One on-site sign advertising the type of farm products grown on the farmstead, not to exceed 12 square feet in area.

(c) *Permitted on-site signs in residential districts.* The following on-site signs are permitted on any one lot in residential districts. The maximum height of these signs shall not exceed eight feet.

(1) One on-site sign advertising the sale or lease of the lot, chattels, or building, not exceeding six square feet in area.

(2) One on-site sign announcing a home occupation, boarding home, or professional service, not to exceed three square feet in area. The sign shall be attached flat against the front wall of the building.

(3) One on-site sign advertising a recorded subdivision or development, not to exceed 32 square feet in area. Such sign shall be removed within one year after the sale of 75 percent of all lots or units within the subdivision or development.

(4) One on-site sign not having commercial connotations identifying a multiple-family building or development or mobile home park, not to exceed 18 square feet in area.

(5) One on-site sign identifying a school, church, public building, or other authorized use, not to exceed 18 square feet in area.

(d) *Permitted on-site signs in neighborhood business district.* The following on-site signs are permitted on any one lot in the neighborhood business district. The maximum height of these signs is not to exceed 12 feet.

(1) One on-site freestanding identification sign may be affixed flat against the wall of a building. The total sign area shall not exceed one-quarter square foot for each foot in length or height of the wall, whichever is greater. No such sign shall extend above the wall to which it is affixed.

(2) One on-site freestanding identification sign may be erected for a neighborhood shopping center. Such sign shall not exceed 32 square feet in area, or be closer to the front, side, or rear property line than one-half the distance of the required setback.

(3) One on-site freestanding identification sign may be erected for each separate enterprise situated on an individual lot not within a shopping center. Such sign shall not exceed 18 square feet in area, or be closer to the front, side, or rear property line than one-half the distance of the required setback.

(e) *Permitted on-site signs in community business, general business and highway business districts and all industrial districts.*

(1) The following on-site signs are permitted on any one lot in the community business, general business, and highway business districts, and all industrial districts. The maximum height of these signs shall not exceed the following:

Community business district	20'0"
General business district	20'0"
Highway business district	20'0"
Industrial districts	12'0"
Interstate highway (I-94 and U.S. 127 only)	50'0"

(2) One on-site sign may be affixed flat against the wall of the building or may project therefrom not more than 48 inches. ~~The total sign area shall not exceed one-half square foot for each foot in length or height of the wall.~~ **Sign surface area not to exceed 2 feet for each lineal foot of length of the primary build façade up to a maximum of 100 square foot.**

(3) One on-site freestanding identification sign may be erected for a shopping center or other integrated group of stores or commercial buildings. The area of the sign shall be based on one square foot for each front foot of the building, or buildings, for which it is established; however, it shall not exceed 200 square feet in area. The sign shall not be closer to the front, side, or rear property line than one-half the distance of the required building setback.

(4) One on-site freestanding identification sign may be erected **(on Primary Structure)** for each separate enterprise situated on an individual lot not located within a shopping center. Such sign shall not exceed ~~80~~ **100** square feet in-area, and shall not be closer to the front, side, or rear property line than one-half the distance **between the right-of-way of the primary structure** of the required building setback.

(f) *Off-site signs.* Off-site signs (signs advertising a product for sale or a service to be rendered at a location other than the premises) shall be permitted in the highway business district, all industrial districts, and the agricultural district under the following conditions:

(1) Off-site signs are required to conform to the same yard and height requirements as other principal structures or buildings in the district in which they are situated.

(2) Where two or more off-site signs are along the frontage of a single street or highway, they shall not be less than 1,000 feet apart. A double-face (back to back) or a V-type structure shall be considered a single sign.

(3) The total surface area facing in the same direction of any off-site sign shall not exceed 300 square feet.

(4) No off-site sign shall be erected on the roof of any building, nor shall one sign be located above another sign.

(5) Off-site signs may be illuminated by reflected light only, provided the source of light is not directly visible and is so arranged to reflect away from the adjoining premises and provided that such illumination shall not be so placed as to cause confusion or a hazard to traffic or conflict with traffic control signs or lights. No illumination involving movement by reason of lighting arrangement or other devices shall be permitted.

~~(g) *Signs for automobile service stations.* Notwithstanding other provisions of this chapter, one permanently installed sign shall be permitted on each street frontage, installed so that a clear view of street traffic by motorists or pedestrians shall not be obstructed in any way to a height of 16 feet other than necessary~~

~~supports, and not exceeding 25 square feet in area. A sign or legend may also be placed flat on the main building or fuel pump canopies.~~

(g) *Directional Entry and Exit Signs.*

Drive-through businesses may install directional 'Enter' and 'Exit' signs within the front yard setback area adjacent to the roadway. Such signs shall be for traffic control purposes only and shall not include logos, branding, advertising, or product information.

(1) *Sign Size and Height Limits*

- **Maximum sign area: 6 square feet per sign**
- **Maximum sign height: 4 feet above grade**
- **Maximum number: Two signs per driveway (one enter, one exit)**

(2) *Placement and Visibility*

- **Directional signs may be placed at or near driveway entrances along the public right-of-way for visibility and safe vehicle circulation.**
- **Signs shall not obstruct sight distance for vehicles or pedestrians.**

(3) *Primary Business Signage*

All primary monument signs or brand identification signs must comply with the standard zoning setback requirements and shall be located outside the front yard setback unless otherwise permitted by ordinance.

(4) *Design Standards*

- **Neutral colors**
- **Simple lettering**
- **No commercial advertising**

Option 1 (g)

(g) *Directional Entry and Exit Signs.*

Drive-through businesses are permitted to install directional "Enter" and "Exit" signs within the front yard setback area adjacent to the roadway. These signs shall be used for traffic control and safety purposes only.

(1) *Prohibited Content*

Directional signs shall not include any of the following:

- Company logos or branding.
- Commercial advertising.
- Product information or pricing.

(2) *Dimensional Standards and Quantity*

All directional signs shall adhere to the following limits:

- **Maximum Sign Area:** 6 square feet per sign.
- **Maximum Sign Height:** 4 feet above grade.
- **Maximum Number:** No more than two (2) signs per driveway (one "Enter" and one "Exit").

(3) ***Placement and Visibility***

a. **Location:**

Signs may be placed at or near driveway entrances along the public right-of-way to ensure visibility and safe vehicle circulation.

b. **Obstructions:**

Signs shall be positioned so they do not obstruct the sight distance for motor vehicles or pedestrians.

(4) ***Design Standards***

To maintain aesthetic consistency, directional signs shall utilize:

- Neutral colors.
- Simple, legible lettering.
- A design free of commercial advertising.

(5) ***Primary Business Signage***

All primary monument signs or brand identification signs must:

- Comply with standard zoning setback requirements.

(h) ***Illumination Intensity (Brightness)***

(1) ***Nit Limits for Digital Signs*:**
Any electronic changeable message sign (ECMS) or digital billboard shall not exceed a maximum luminance of **5,000 nits** during daylight hours and **150 nits** between dusk and dawn.

(2) **Foot-candle Limits**: The illumination of any sign shall not increase the ambient lighting level by more than **0.3 foot-candles** when measured at a distance of **250 feet** (or at the nearest property line, whichever is closer).

(3) **Automatic Dimming**: All digital signs must be equipped with ambient light sensors and automatic dimming technology that adjusts the sign's brightness in real-time according to surrounding light conditions.

(i) ***Light Trespass and Glare***

(1) **Shielding**: For externally illuminated signs, the light source (bulbs or lamps) must be fully shielded and directed downward at the sign face to prevent "sky glow" or light spill onto adjacent properties.

(2) **Direct Visibility**: No light source for any sign shall be directly visible from a public right-of-way or any residential property.

(3) **Residential Protections**: Signs located within 100 feet of a residential district must be equipped with a timer and extinguished between **11:00 p.m.** and **6:00 a.m.**, or 30 minutes after the close of business, whichever is later.

(j) **Prohibited Lighting Types**

1. **Movement**: Blinking, flashing, scrolling, or oscillating lights are prohibited, except for signs displaying only time and temperature.
2. **Hazards**: Any sign illumination that mimics or may be confused with a traffic control device (red, green, or amber flashing lights) is strictly prohibited.

SECTION 2: COMPLIANCE AND ENFORCEMENT

1. **Certification**: Prior to the issuance of a sign permit, the applicant must submit a written certification from the sign manufacturer or a lighting engineer confirming the sign's ability to comply with these intensity standards.

2. **Inspection**: The Township Zoning Administrator or their designee shall have the right to inspect any lighted sign and require the owner to perform a luminance test if a violation is suspected.

(k) *Elimination of nonconforming signs.* The provisions of section 42-347 shall apply to all nonconforming signs.

(Code 2003, § 42-342; Ord. of 3-26-2001, § 5.2)

This draft ordinance is designed to supplement the Leoni Township Zoning Ordinance (specifically Article 4, Section 42-342) by establishing technical intensity standards for lighted signs. It draws from common Michigan lighting standards and industry-standard luminance recommendations for digital and static displays.

(h) ***Illumination Intensity (Brightness)***

(1) ***Nit Limits for Digital Signs***:
Any electronic changeable message sign (ECMS) or digital billboard shall not exceed a maximum luminance of **5,000 nits** during daylight hours and **150 nits** between dusk and dawn.
(2) **Foot-candle Limits**: The illumination of any sign shall not increase the ambient lighting level by more than **0.3 foot-candles** when measured at a distance of **250 feet** (or at the nearest property line, whichever is closer).
(3) **Automatic Dimming**: All digital signs must be equipped with ambient light sensors and automatic dimming technology that adjusts the sign's brightness in real-time according to surrounding light conditions.

(i) ***Light Trespass and Glare***

(1) **Shielding**: For externally illuminated signs, the light source (bulbs or lamps) must be fully shielded and directed downward at the sign face to prevent "sky glow" or light spill onto adjacent properties.
(2) **Direct Visibility**: No light source for any sign shall be directly visible from a public right-of-way or any residential property.
(3) **Residential Protections**: Signs located within 100 feet of a residential district must be equipped with a timer and extinguished between **11:00 p.m.** and **6:00 a.m.**, or 30 minutes after the close of business, whichever is later.

(j) **Prohibited Lighting Types**

1. **Movement**: Blinking, flashing, scrolling, or oscillating lights are prohibited, except for signs displaying only time and temperature.
2. **Hazards**: Any sign illumination that mimics or may be confused with a traffic control device (red, green, or amber flashing lights) is strictly prohibited.

SECTION 2: COMPLIANCE AND ENFORCEMENT

1. **Certification**: Prior to the issuance of a sign permit, the applicant must submit a written certification from the sign manufacturer or a lighting engineer confirming the sign's ability to comply with these intensity standards.
2. **Inspection**: The Township Zoning Administrator or their designee shall have the right to inspect any lighted sign and require the owner to perform a luminance test if a violation is suspected.

AFFIDAVIT OF PUBLICATION

NOTICE OF PUBLIC HEARING 7

TO: THE RESIDENTS AND TAXPAYERS OF THE TOWNSHIP OF LEONI TOWNSHIP OF LEONI, AND THE COUNTY OF JACKSON.

PLEASE TAKE NOTICE, that the Leoni Township Planning Commission will hold a public hearing on amending the Section 42-342 Sign Ordinance. The hearing will be held on October 7, 2026 at 6:00 p.m. in the Township Hall at 913 5th Street, Michigan Center, Michigan.

Cindy Norris
Clerk

STATE OF MICHIGAN

County of JACKSON

Matthew Schepeler, Publisher

Being duly sworn, says that he is Publisher of the Exponent,

A newspaper published and circulated in said county and

Otherwise qualified to Supreme Court Rule: that annexed

hereto is a copy of legal notice which was published in said

Newspaper on September 15, 2026.

Subscribed and sworn to me on this, the

September 15 2026 Emily Satterla

Emily Satterla

Notary Public - State of Michigan

County of Lenawee

My Commission Expires Oct 2, 2032

Acting in the County of Jackson

EMILY SATTERLA
Notary Public - State of Michigan
County of Lenawee
My Commission Expires Oct 2, 2032
Acting in the County of Jackson

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 | #26-19

To: County Planning Commissioners
From: Kade Peck, R2PC Planner
Date: November 12, 2026

Proposal: Rezoning of fourteen parcels in Leoni Township. The rezoning of the parcels is to change the zoning from Agricultural (AG) to Suburban Residential (RS). Parcel numbers are located in the packet. The parcels total a little under 30 acres.

Request

The parcels are being rezoned to conform the properties to their actual use and the master plan.

Location and Size of the Property

The parcels proposed for rezoning are located in the Southeast corner of section 14 of the township.

Land Use and Zoning

Current Land Use – The subject properties are currently used for residential purposes. No information was listed about nearby uses.

Future Land Use Plan – The Land Use Plan map in the *Leoni Township Master Plan* places the property in the a residential use.

Current Zoning – The parcels are currently zoned 'AG Agricultural. No information about nearby zonings was listed.

Public Facilities and Environmental Constraints

Water and Sewer Availability – Water and Sewer are available.

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

Environmental Constraints – No.

Analysis and Recommendation

JCPC Staff Analysis and Advisement – The future land use plan does recommend this area as residential. Because the township Is rezoning so many parcels together is not spot zoning. Because of these reasons staff recommends ***Approval*** for the rezoning. 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***

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 makes 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 - Total of 14 parcels

1. The above described property has a proposed zoning change FROM Agriculture (AG) ZONE TO Suburban Residential (RS) ZONE.
2. PURPOSE OF PROPOSED CHANGE: To make the property zoning better align to actual use and align to Master Plan.

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 Oct. day 21 year 2026

D. **NOTICE OF PUBLIC HEARING** was published/mailed on the following date: month Sep. day 29 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 (X) APPROVE or ( ) DISAPPROVE.

Pamela Trammell Recording Secretary 10 / 26 / 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: Leoni Township Case #: _____

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

Applicant: John Haffius Phone #: (517) 474-0615

Rezoning Request: From: Agricultural (Ag) To: Suburban Residential (RS)

Property Location: Section(s): several 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"*): See attached

Please attach location map ☑ Yes ☐ No

What is the existing use of the site? Suburban Residential

What is the proposed use of the site? Suburban Residential

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 (p*lease specify)* _____

Please attach the minutes of the Planning Commission.

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

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

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

Please attach any public comments, letters, or petitions.

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

Please include any additional information or comments as an attachment.

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

LEONI TOWNSHIP PLANNING COMMISSION
AGENDA

Wednesday, October 21, 2026

CALL TO ORDER:
PLEDGE OF ALLEGIANCE:
ROLL CALL ATTENDANCE:
APPROVAL OF AGENDA: October 21, 2026
APPROVAL OF MINUTES: October 7, 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.

PUBLIC HEARING:

1. **Napoleon Rd. Rezone from AG to RS (15 parcels)**

DISCUSSION:

1. **Ordinance Review**

RESERVE:

1. **Master Plan Finalization**

PUBLIC COMMENT: (2 minute time limit)

DISCUSSION ***ONLY:***

NEXT MEETING: November 4, 2026
ADJOURN:

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

PLANNING COMMISSION MINUTES
Wednesday, October 21, 2026

The Leoni Township Planning Commission held a meeting Wednesday, October 21, 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: Mickey Ballance, Cody Lester, William Miles, Mike Hill and Bob Pickett

Members Absent: Connie Gibson, Matt Horning

Persons in attendance: 9

Pledge of Allegiance

Motion by C. Lester supported by W. Miles to approve the October 21, 2026, agenda with the change to move Region II to the first item on agenda.
Motion adopted by voice vote

Motion by C. Lester, supported by W. Miles to approve the October 7, 2026 minutes as written
Motion adopted by voice vote

Public Comment:
Opened at 6:01 p.m.
Closed at 6:03 p.m.

DISCUSSION:

Melissa Weese at 7560 Tucker Lane spoke about the rezone on Napoleon Rd. and asked if her property could be excluded because she bought it because she wanted agricultural use and to raise animals on this property.
Mr. Jester stated that her property is at the end of Tucker Lane and is surrounded by other AG properties.

Region II spoke about the survey for the Master Plan and how they have received over 160 participants and plan to keep it open for another month.

PUBLIC HEARING:

1. **Napoleon Rd. Rezone from AG to RS (15 parcels total)**

Motion by C. Lester, supported by W. Miles to approve the rezone of parcels 000-14-14-451-005-01, 000-14-14-451-008-01, 000-14-14-451-009-00, 000-14-14-451-012-05, 000-14-14-451-012-06, 000-14-14-451-012-17,000-14-14-451-012-08, 000-14-14-451-012-02, 000-14-14-451-012-09, 000-14-14-451-010-00, 000-14-14-451-011-00, 000-14-14-451-013-01, 000-14-14-451-013-02, 000-14-14-451-013-04 from Agricultural (AG) to Suburban Residential (RS) with the exclusion of property 000-14-14-451-012-13 at 7560 Tucker Lane, which will remain as Agricultural (AG).
6 Ayes: M. Hill, B. Pickett, W. Miles, C. Lester and M. Ballance
0 Nays:

Motion Carried

DISCUSSION:
M. Ballance reviewed the Ordinance Project Update with the Commission members, and discussed the meeting with McKenna about the Data Center expectations of the township.

RESERVE:

Public Comment:
Opened at 6:30 p.m.
Closed at 6:39 p.m.

Motion by C. Lester, supported by B. Pickett to adjourn the meeting at 6:44 P.M.

Motion adopted by voice vote

Meeting Adjourned 6:44 p.m.

Leoni Township Office

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

RECEIVED
AUG 24 2026
Leoni Township Clerks Office

ATE OF APPLICATION: 6-30-26 APPLICATION #: _____

APPLICATION FOR ZONING CHANGE or CONDITIONAL USE

: PLANNING COMMISSION, LEONI TOWNSHIP
We) Hereby make application with the Township of Leoni to:
) Add to or change the text of the Ordinance.
) Change the district boundaries.
X) Re-Zone the property to another classification.
) Conditional Use.
) Home Occupation.
) Extending Residential Non-Conforming Use.

Applicants Name: John HoFFius Phone: 517-474-0615
Address of Property Involved: 7549 NAPOLEON Rd
Legal Description of Property: _____

he above property is presently zoned: AG
wish the zoning to be changed from: AG to: SUBURBAN RESIDENTIAL
wish the boundaries to be changed from: _____ to: _____
wish the change in the text from section: _____
he proposed use(s) and nature(s) of operation is/are: _____

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

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

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

ASE OF CANCELLATION OR FAILURE TO APPEAR AT THE HEARING, I UNDERSTAND THAT ALL FEES L BE FORFEITED.

_____ John Hoffius
SIGNATURE OF OWNER APPLICANT

****

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

: _____ CHAIRMAN: _____
SIGNATURE

****

NSHIP BOARD OF TRUSTEES: Having reviewed the submitted data, hereby ( ) APPROVE ( ) DISAPROVE the ation for the following reasons: _____

CLERK:

SECTION 3.4 – PUBLIC HEARING FOR ZONING

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

3.4.1 Authority to Grant Zone Change:

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

3.4.2 Data, Exhibits, and Information Required in Application:

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

3.4.3 Public Hearing:

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

3.4.4 Approval, Grant of Zoning District Change:

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

SPECIAL (CONDITIONAL) USE PERMIT CHECKLIST

1. APPLICANT SUBMITS APPLICATION AND FEE INCLUDING APPLICANT'S SUGGESTED CONDITIONS. APPLICANT SHOULD SPECIFY WHEN THEY WANT THEIR APPLICATION SUBMITTED TO THE PLANNING COMMISSION. THE APPLICATION SHOULD ALSO CONTAIN A SITE PLAN IF ORDINANCE OTHERWISE REQUIRES IT. THE APPLICATION MUST CONTAIN ACKNOWLEDGMENT OF EACH GENERAL CONDITION FOR THE GRANTING OF A SPECIAL USE PERMITCONTAINED IN ORDINANCE (ZONING ADMINISTRATOR MUST ENSURE THIS).
2. ZONING ADMINISTRATOR REVIEWS APPLICATION. IF S/HE DETERMINES THERE ARE ANY DEFICIENCIES, HE RETURNS THE APPLICATION TO THE APPLICANT FOR EDITING. OTHERWISE, S/HE SUBMITS TO THE SECRETARY OF THE PLANNING COMMISSION TO PLACE ON THE APPROPRIATE AGENDA.
3. THE PLANNING COMMISSION MEETS AND CONDUCTS A REVIEW. THE APPLICANT MUST ATTEND THE REVIEW TO ANSWER ANY QUESTIONS THE PLANNING COMMISISON HAS. FAILURE TO ATTEND CONSTITUTES WITHDRAWAL OF THE APPLICATION.
4. THE PLANNING COMMISSION MAY EDIT OR ADD TO THE CONDITIONS SUBMITTED BY THE APPLICANT. IF THE PLANNING COMMISSION DOES SO THEN THEY GIVE CODNITIONAL APPROVAL (CONDITIONED ON THE APPLICANT ACCEPTING THE NEW CONDITIONS) AND REFER THE APPLICATION BACK TO THE ZONING ADMINISTRATOR WHO ENSURES THAT THE APPROPRIATE CONDITIONS ARE MEMORIALIZED IN AN AMENDED APPLICATION AND THAT THE APPLICANT SIGNS OFF ON SAID CONDITIONS, OR THE PLANNING COMMISSION MAY RECOMMEND DENIAL OF THE APPLICATION.
5. IF THE PLANNING COMMISSION RECOMMENDS DENIAL OF THE APPLICATION IT MUST STATE ITS REASONS ON THE RECORD AND THE APPLICATION MUST BE ENDORSED BY THE SECRETARY OF THE PLANNING COMMISSION WITH THE REASONS FOR THE RECOMMENDED DENIAL.
6. IF THE PLANNING COMMISSION APPROVES THE APPLICATION WITHOUT EDITING OR ADDING TO THE CONDITIONS THEN THE SECRETARY OF THE PLANNING COMMISSION SHALL ENDORSE THE APPLICATION AS BEING RECOMMENDED FOR APPROVAL.
7. IF THE PLANNING COMMISSION PROVIDES CONDITIONAL APPROVAL OF THE APPLICATION THEN THE SECRETARY OF THE PLANNING COMMISSION SHALL ENDORSE THE APPLICATION AS BEING CONDITIONALLY APPROVED WITH ALL CONDITIONS FOR APPROVAL DETAILED ON THE ENDORSEMENT. IF THE APPLICANT ACCEPTS THE EDITED OR NEW CONDITIONS THEN THE ZONING ADMINISTRATOR AND THE SECRETARY OR CHAIR OF THE PLANNING COMMISSION WILL ENDORSE THE AMENDED APPLICATION AS APPROVED.
8. THE ZONING ADMINISTRATOR TRANSMITS THE FINAL APPLICATION ALONG WITH ALL DOCUMENTS AND ENDORSEMENTS TO THE TOWNSHIP CLERK FOR PLACEMENT ON THE TOWNSHIP BOARD OF TRUSTEES AGENDA.
9. THE TOWNSHIP BOARD OF TRUSTEES APPROVES, CONDITIONALLY APPROVES OR DENIES THE APPLICATION USING THE SAME PROCEDURES AS OUTLINED IN STEPS 3 THROUGH 8, ABOVE.
10. THE ZONING ADMINISTRATOR ISSUES A SPECIAL USE PERMIT OR A DENIAL LETTER.

TOWNSHIP OF LEONI

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

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

Receipt: 286043 09/23/26

Cashier: TLACY
Received Of: HOFFIUS JOHN

The sum of: 550.00

ZON	7549 NAPOLEON RD ZONE CH		550.00
		Total	550.00

CHK/MO/CASHIE 9175 550.00

Signed: _____

pg1

Napoleon Rd Commercial Zoned in Residential Area

	Parcel	Address	Tax Classification	Name	Mailing Address
1	000-14-14-451-005-01	7541 Napoleon Rd.	Residential	Kim & Connie Horning	same
2	000-14-14-451-008-01	7549 Napoleon Rd.	Residential	John & Terry Hoffius	same
3	000-14-14-451-009-00	7553 Napoleon Rd.	Residential	Paul & Jodi Kope	same
4	000-14-14-451-012-05	7542 Napoleon Rd.	Residential	Theodore & Donna Demos	same
5	000-14-14-451-012-06	7558 Tucker Lane	Residential	Todd & Molly Marriott	same
6	000-14-14-451-012-13	7560 Tucker Lane	Residential	Melissa Weese	same
7	000-14-14-451-012-17	7572 Tucker Lane	Residential	Lecia Hansen	same
8	000-14-14-451-012-08	7567 Tucker Lane	Residential	Justin Thomas & Nicole Mourer	same
9	000-14-14-451-012-02	7551 Tucker Lane	Residential	Alyssa & Jacob Orsette	same
10	000-14-14-451-012-09	7547 Tucker Lane	Residential	Skyler & Audra Stoker	same
11	000-14-14-451-010-00	7557 Napoleon Rd.	Residential	Trent & Dawn Hudson	same
12	000-14-14-451-011-00	7561 Napoleon Rd.	Residential	Daniel & Stacy Curylo	same
13	000-14-14-451-013-01	7578 Skit Dr.	Residential	Robert Warfield & Cynthia Gortney	same
14	000-14-14-451-013-02	7568 Skit Dr.	Residential	Matthew & Amy Hastings	same
15	000-14-14-451-013-04	7578 Skit Dr.	Residential	Robert Warfield & Cynthia Gortney	same
16	000-14-14-451-003-00	Napoleon Rd.	Residential	Jeffrey & Joanna Fox	same

Leoni Township Office
www.leonitownship.com

913 Fifth St.
Michigan Center, Michigan 49254
PHONE: (517) 764-4694

Napoleon Road Residents:

A review of the Zoning maps per the Master Plan is currently being completed in the Township. As part of the review, several parcels in your area may be considered for rezoning from (AG) Agricultural to (RS) Suburban Residential.

Property values will not be affected in any way because the value is based on property class and not by zoning. The zoning will better align to the Master Plan for this area.

Leoni Township and the Planning Commission encourages the property owners listed below to attend the public hearing which will be held on September 16, 2026 at the Leoni Township Hall at 913 Fifth St., Michigan Center.

000-14-14-451-005-01
000-14-14-451-008-01
000-14-14-451-009-00
000-14-14-451-012-05
000-14-14-451-012-06
000-14-14-451-012-13
000-14-14-451-012-17
000-14-14-451-012-08
000-14-14-451-012-02
000-14-14-451-012-09
000-14-14-451-010-00
000-14-14-451-011-00
000-14-14-451-013-01
000-14-14-451-013-02
000-14-14-451-013-04
000-14-14-451-003-00

Cindy Norris, Clerk

AFFIDAVIT OF PUBLICATION

STATE OF MICHIGAN

County of JACKSON

Matthew Schepeler, Publisher

Being duly sworn, says that he is Publisher of the Expor

A newspaper published and circulated in said county and

Otherwise qualified to Supreme Court Rule: that annexed

hereto is a copy of legal notice which was published in said

Newspaper on September 29, 2026.

Subscribed and sworn to me on this, the

September 29 2026 Emily Satterla

Emily Satterla

Notary Public - State of Michigan

County of Lenawee

My Commission Expires Oct 2, 2032

Acting in the County of Jackson

EMILY SATTERLA
Notary Public - State of Michigan
County of Lenawee
My Commission Expires Oct 2, 2032
Acting in the County of Jackson

Leoni Township Office
www.leonitownship.com
913 Fifth St.
Michigan Center, Michigan 49254
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000-14-14-451-012-17	7572 Tucker Lane
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000-14-14-451-012-02	7551 Tucker Lane
000-14-14-451-012-09	7547 Tucker Lane
000-14-14-451-010-00	7557 Napoleon Rd.
000-14-14-451-011-00	7561 Napoleon Rd.
000-14-14-451-013-01	7563 Napoleon Rd.
000-14-14-451-013-02	7568 Skit Dr.
000-14-14-451-013-04	7578 Skit Dr.

Cindy Norris, Clerk

LEONI
TOWNSHIP

Zoning Change Request-Staff Report

Napoleon Road Corridor

Information

The applicants are requesting to be rezoned from AG (Agricultural) to RS (Suburban Residential). The group of parcels in question are bordered by RS to the north, south and west. Many of the parcels do not currently meet the size requirements for AG (Agricultural) zoned property, which must be a minimum of 2-acres, thus they are legal non-conforming. The setbacks in AG (Agricultural) are larger, and these requirements have prevented parcel owners from adding accessory structures to the property, due to the larger setback requirements, which would have been allowed if the parcels were zoned RS.

Zoning Change Requested

The applicants are requesting a change in zoning on the identified parcels from Agricultural (AG) to Suburban Residential (RS).

Master Plan

The future land use for the identified parcels in the master plan shows that they would change from AG to RS. The Township's Master Plan specifically supports this zoning change.

Spot zoning occurs when a small parcel of land is reclassified for a use that significantly differs from the surrounding area and conflicts with the community's master plan. While not illegal per se, courts have highly scrutinized and invalidated some cases, when cases meet both factors. This zoning change does not meet the criteria of spot zoning, as these parcels are not significantly different than other uses in the area, due to the existence of RS zoned properties to the north, south and west and the Master Plan supports this change.

Summary

In reviewing this zoning request, it appears that previous Planning Commissions and Board of Trustees intended to change the zoning of the identified parcels from agricultural to suburban residential. The Township was approached by the owners of the identified parcels, who are requesting a zoning change. The requested zoning change is not spot zoning; it aligns with both

the Township's Master Plan, the Future Land Use Map and would result in several parcels changing from legal non-conforming to being compliant with the current zoning regulations.

I believe that a recommendation for approval would be an appropriate decision by the Township's Planning Commission, especially when the zoning change is at the request of the parcel owners who submitted a petition to the Township Clerk.

Submitted By

Michael L. Jester
Township Administrator

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

NOT I CE

The Leoni Township Planning Commission will hold a Public Hearing, Wednesday, September 16, 2026 at 6:00 P.M. in the Leoni Township Meeting Hall, 913 Fifth St., Michigan Center, Michigan, 49254.

000-14-14-451-005-01
7541 Napoleon Rd.
Napoleon Rd. Rezone

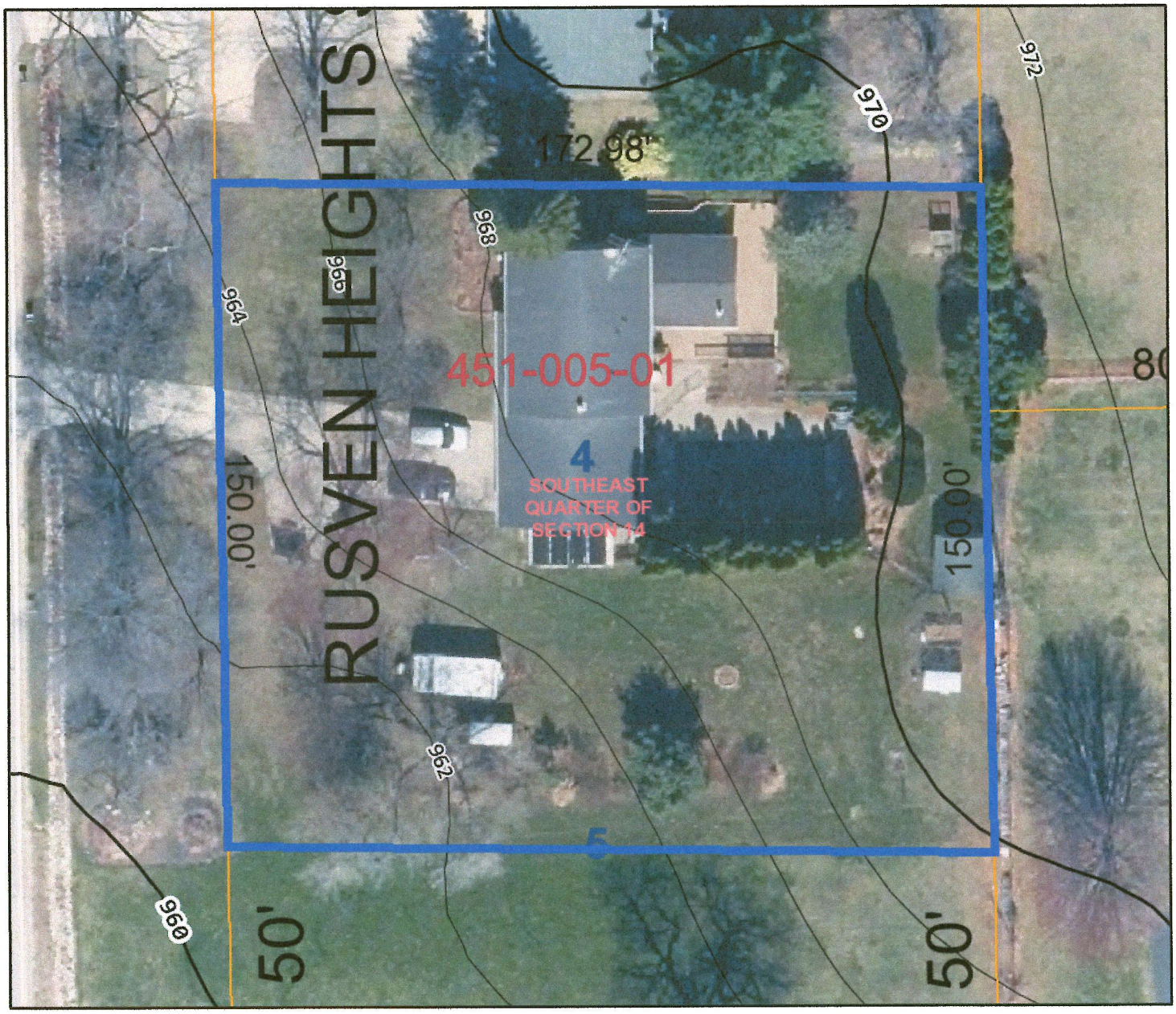
Purpose of hearing: Rezone from (AG) Agricultural to (RS) Suburban Residential

Legal Description: LOT 4 & N 1/2 OF LOT 5 RUSVEN HEIGHTS SUBDIVISION SEC 14 T3S R1E SPLIT ON 10/17/2000 FROM 000-14-14-451-006-00 & 000-14-14-451-005-00

Cindy Norris, Clerk

Parcel Report - Parcel ID: 000-14-14-451-005-01

8/26/2026



Owner Name	HORNING KIM P & CONNIE A REV
Owner Address	7541 NAPOLEON RD JACKSON, MI 49201
Homestead	100
Parcel Address	7541 NAPOLEON RD JACKSON, MI 49201
Property Class	401 - RESIDENTIAL
Status	Active
Acreage	0.59
Gov't Unit	Leoni
Tax Unit	Leoni
School District	MICHIGAN CENTER SCHOOL
Liber/Page	2165-1130

	2023	2024	2025
Taxable Value	$83,219	$87,379	$90,087
Assessed Value	$129,084	$136,106	$133,579

Tax Description:

LOT 4 & N 1/2 OF LOT 5 RUSVEN HEIGHTS SUBDIVISION SEC 14 T3S R1E SPLIT ON 10/17/2000 FROM 000-14-14-451-006-00 & 000-14-14-451-005-00

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

This parcel data last updated: August 25, 2026

000-14-14-451-004-00
FOX JEFFERY A & JOANNA J ETAL
7537 NAPOLEON RD
JACKSON, MI 49201

000-14-14-451-003-00
FOX JEFFERY A & JOANNA J
7537 NAPOLEON RD
JACKSON, MI 49201

000-14-14-451-005-01
HORNING KIM P & CONNIE A REV TRUST
7541 NAPOLEON RD
JACKSON, MI 49201

005-14-14-451-012-19
LOPEZ AMBER
7651 EL CAJON LN
JACKSON, MI 49201

005-14-14-451-012-18
DEZWARTE MARK R REV LVG TR
7659 EL CAJON LN
JACKSON, MI 49201

005-14-14-451-012-02
ASHBY DALE
7646 EL CAJON LN
JACKSON, MI 49201

000-14-14-451-012-16
KRAMER PAUL E TRUST
7643 EL CAJON LN
JACKSON, MI 49201

000-14-14-451-012-15
KRAMER PAUL E TRUST
7643 EL CAJON LN
JACKSON, MI 49201

000-14-14-451-012-06
MARRIOTT TODD & MOLLY
7558 TUCKER LN
JACKSON, MI 49201

000-14-14-376-001-03
BUTLER CHRISTINE & ARASIM CHARLES
7550 NAPOLEON RD
JACKSON, MI 49201

000-14-14-376-001-02
POTTER REVOCABLE LIVING TRUST
7540 NAPOLEON RD
JACKSON, MI 49201

000-14-14-451-001-00
COFFELT CHERYL A
7529 NAPOLEON RD
JACKSON, MI 49201

005-14-14-451-012-01
DUFF WILLIAM F JR & CAROLYN
7640 EL CAJON LN
JACKSON, MI 49201

000-14-14-451-012-05
DEMOS THEODORE & DONNA
7542 TUCKER LN
JACKSON, MI 49201

000-14-14-451-009-00
KOPE PAUL L & JODI L
7553 NAPOLEON RD
JACKSON, MI 49201

000-14-14-451-008-01
HOFFIUS JOHN A & TERRY A
7549 NAPOLEON RD
JACKSON, MI 49201

000-14-14-376-001-04
BUTLER CHRISTINE TRUST
PO BOX 442
MICHIGAN CENTER, MI 49254

Leoni Township Office
www.leonitownship.com

913 Fifth St.
Michigan Center, Michigan 49254
PHONE: (517) 764-4694

Napoleon Road Residents:

A review of the Zoning maps per the Master Plan is currently being completed in the Township. As part of the review, several parcels in your area may be considered for rezoning from (AG) Agricultural to (RS) Suburban Residential.

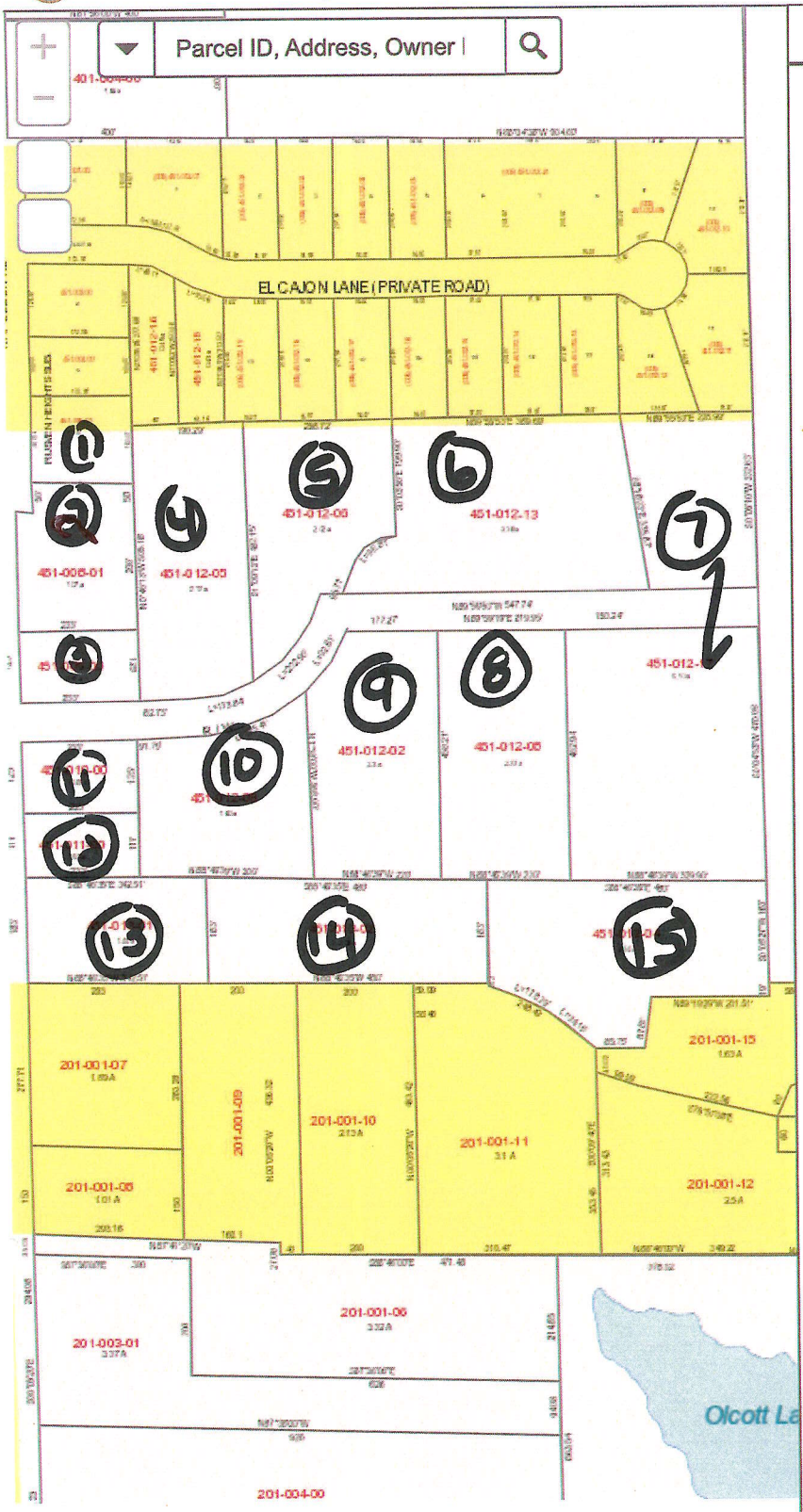
Property values will not be affected in any way because the value is based on property class and not by zoning. The zoning will better align to the Master Plan for this area.

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000-14-14-451-008-01
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000-14-14-451-012-05
000-14-14-451-012-06
000-14-14-451-012-13
000-14-14-451-012-17
000-14-14-451-012-08
000-14-14-451-012-02
000-14-14-451-012-09
000-14-14-451-010-00
000-14-14-451-011-00
000-14-14-451-013-01
000-14-14-451-013-02
000-14-14-451-013-04

Cindy Norris, Clerk

Jackson County Zoning Viewer



About

Jackson County, MI
Zoning Information

Zoning Districts:

- Agricultural Districts
- Residential Districts
- High Density Residential Districts
- Commercial Districts
- Industrial Districts
- Public / Recreation Open Space Districts

Overlay Districts:

- Public Overlay

About:

Colors on this map represent a simplified version of local zoning districts in Jackson County, MI. Each township and village has their own specific Zoning Ordinances.

To view a Local Zoning Ordinance, click on the desired area of the map. A popup appears that shows the Municipality and Local Zoning Class in bold, followed by the Zoning Description for that class and a link to respective ordinance information.

Note: Henrietta, Pulaski and the Villages of Hanover & Brooklyn Ordinance links are currently unavailable

Search for a location by entering a Parcel ID, Property Owner Name or Address in the top left bar. Type slowly for auto-fill to populate. Owner Names are formatted Last Name then First. Parcel IDs must include dashes.

To view Parcel outlines, zoom in closely. Please note that Parcel outlines are not survey grade.

City of Jackson Zoning courtesy of City of Jackson Engineering/GIS

Comments or Questions?

Jackson County Geographic Information Systems (GIS)
County Tower Building - 11th Floor
120 W Michigan Ave
Jackson, MI 49201
gis@mijackson.org
517-768-6691

Parcel Report - Parcel ID: 000-14-14-451-005-01

6/30/2026



Owner Name	HORNING KIM P & CONNIE A REV
Owner Address	7541 NAPOLEON RD
	JACKSON, MI 49201
Homestead	100
Parcel Address	7541 NAPOLEON RD
	JACKSON, MI 49201
Property Class	401 - RESIDENTIAL
Status	Active
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Gov't Unit	Leoni
Tax Unit	Leoni
School District	MICHIGAN CENTER SCHOOL
Liber/Page	2165-1130

	2023	2024	2025
Taxable Value	$83,219	$87,379	$90,087
Assessed Value	$129,084	$136,106	$133,579

Tax Description:

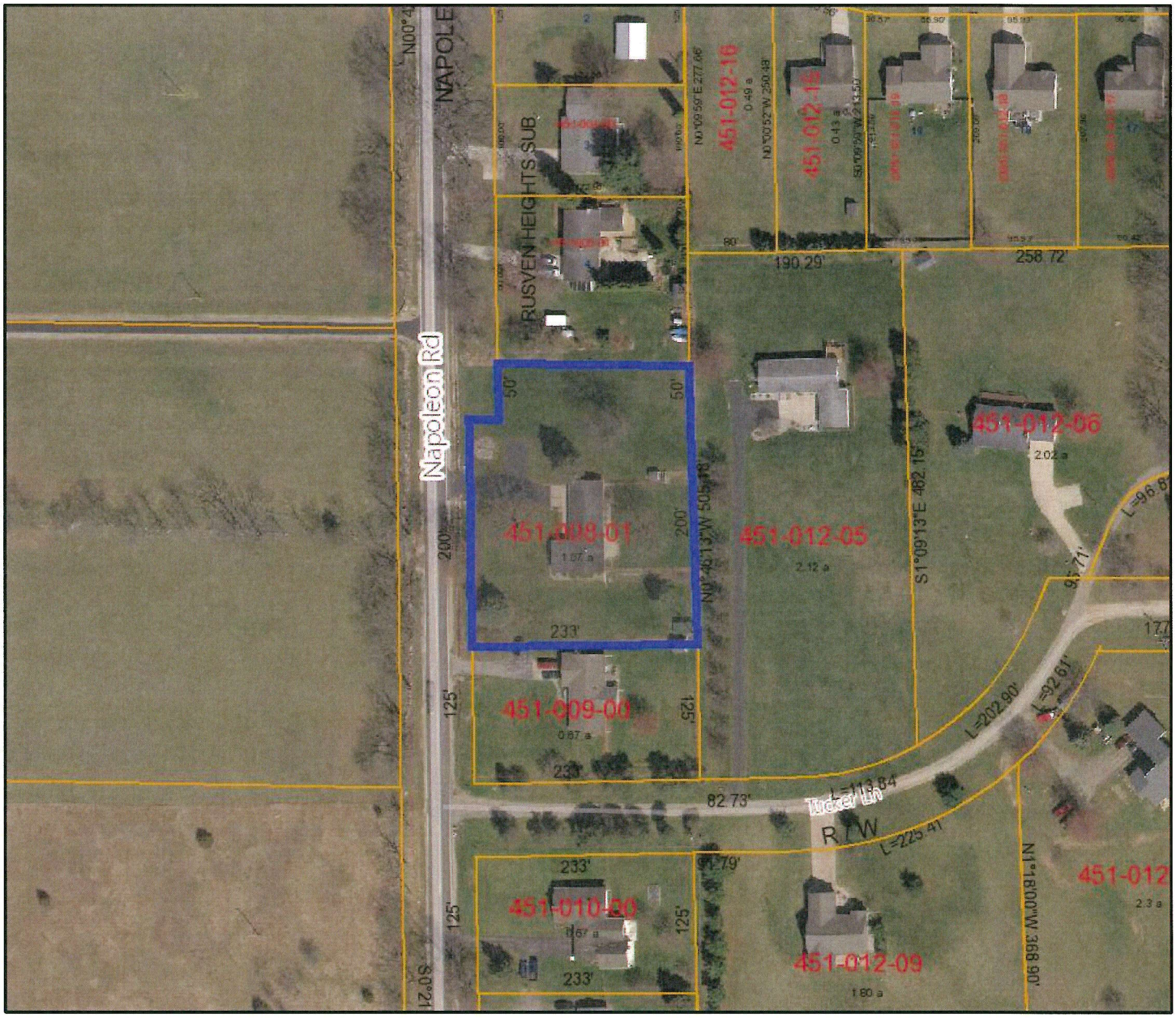
LOT 4 & N 1/2 OF LOT 5 RUSVEN HEIGHTS SUBDIVISION SEC 14 T3S R1E SPLIT ON 10/17/2000 FROM 000-14-14-451-006-00 & 000-14-14-451-005-00

WARNING: Displayed boundaries are NOT SURVEY GRADE and may not reflect legal property description.
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This parcel data last updated: June 23, 2026

Parcel Report - Parcel ID: 000-14-14-451-008-01

6/30/2026



Owner Name	HOFFIUS JOHN A & TERRY A
Owner Address	7549 NAPOLEON RD
	JACKSON, MI 49201
Homestead	100
Parcel Address	7549 NAPOLEON RD
	JACKSON, MI 49201
Property Class	401 - RESIDENTIAL
Status	Active
Acreage	1.07
Gov't Unit	Leoni
Tax Unit	Leoni
School District	MICHIGAN CENTER SCHOOL
Liber/Page	1695-1295

	2023	2024	2025
Taxable Value	$56,835	$59,676	$61,525
Assessed Value	$84,890	$88,228	$85,821

Tax Description:

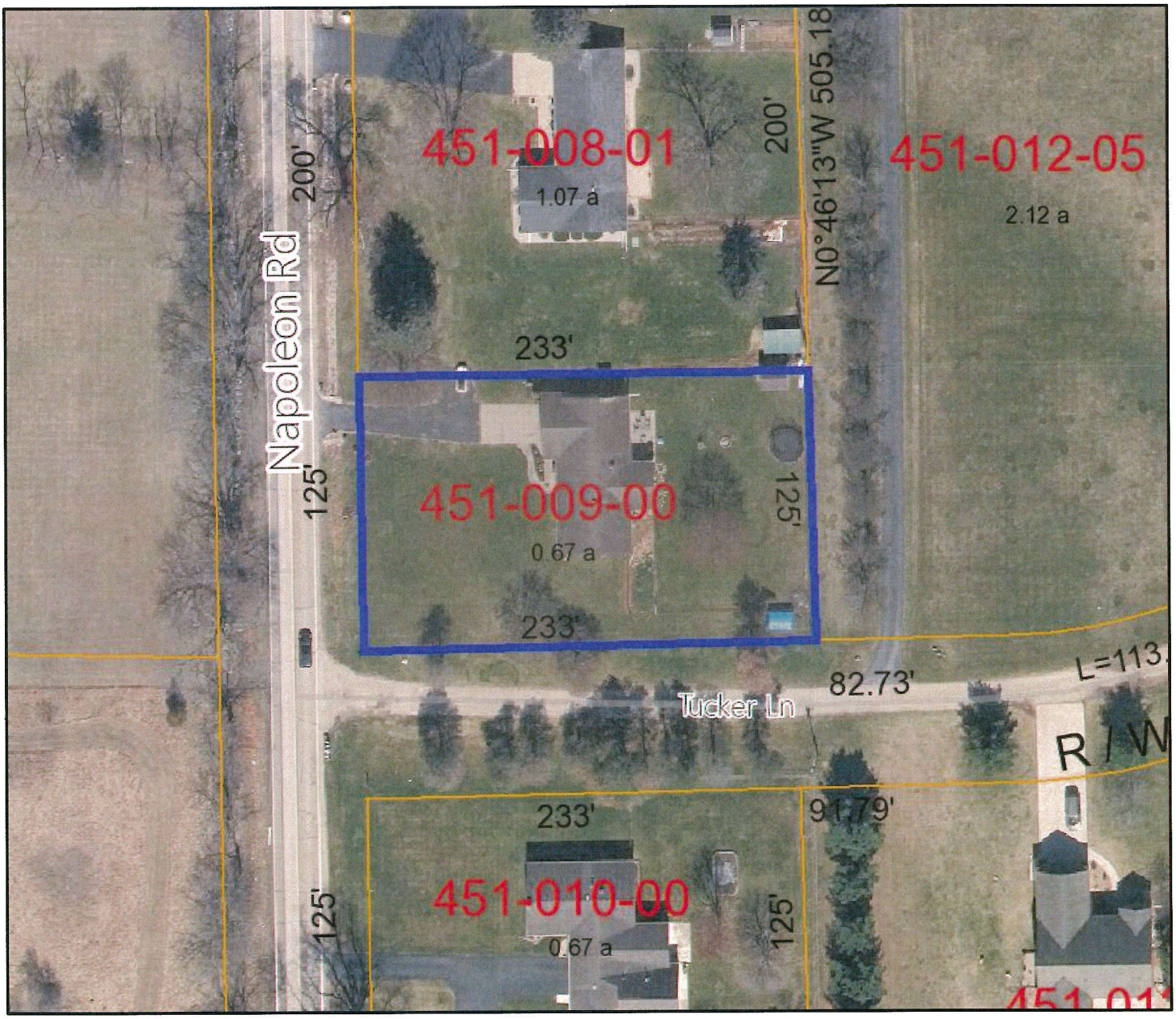
THE N 200 FT OF S 810 FT OF W 233 FT OF W 1/2 OF SE 1/4 SEC 14 T3S R1E ALSO THE S 1/2 OF LOT 5 RUSVEN HGTS SUB SPLIT ON 10/17/2000 FROM 000-14-14-451-006-00 & 000-14-14-451-008-00

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This parcel data last updated: June 23, 2026

Parcel Report - Parcel ID: 000-14-14-451-009-00

6/30/2026



Owner Name	KOPE PAUL L & JODI L
Owner Address	7553 NAPOLEON RD JACKSON, MI 49201
Homestead	100
Parcel Address	7553 NAPOLEON RD JACKSON, MI 49201
Property Class	401 - RESIDENTIAL
Status	Active
Acreage	0.67
Gov't Unit	Leoni
Tax Unit	Leoni
School District	MICHIGAN CENTER SCHOOL
Liber/Page	2271-1122

	2023	2024	2025
Taxable Value	$68,741	$114,245	$111,904
Assessed Value	$108,675	$114,245	$111,904

Tax Description:

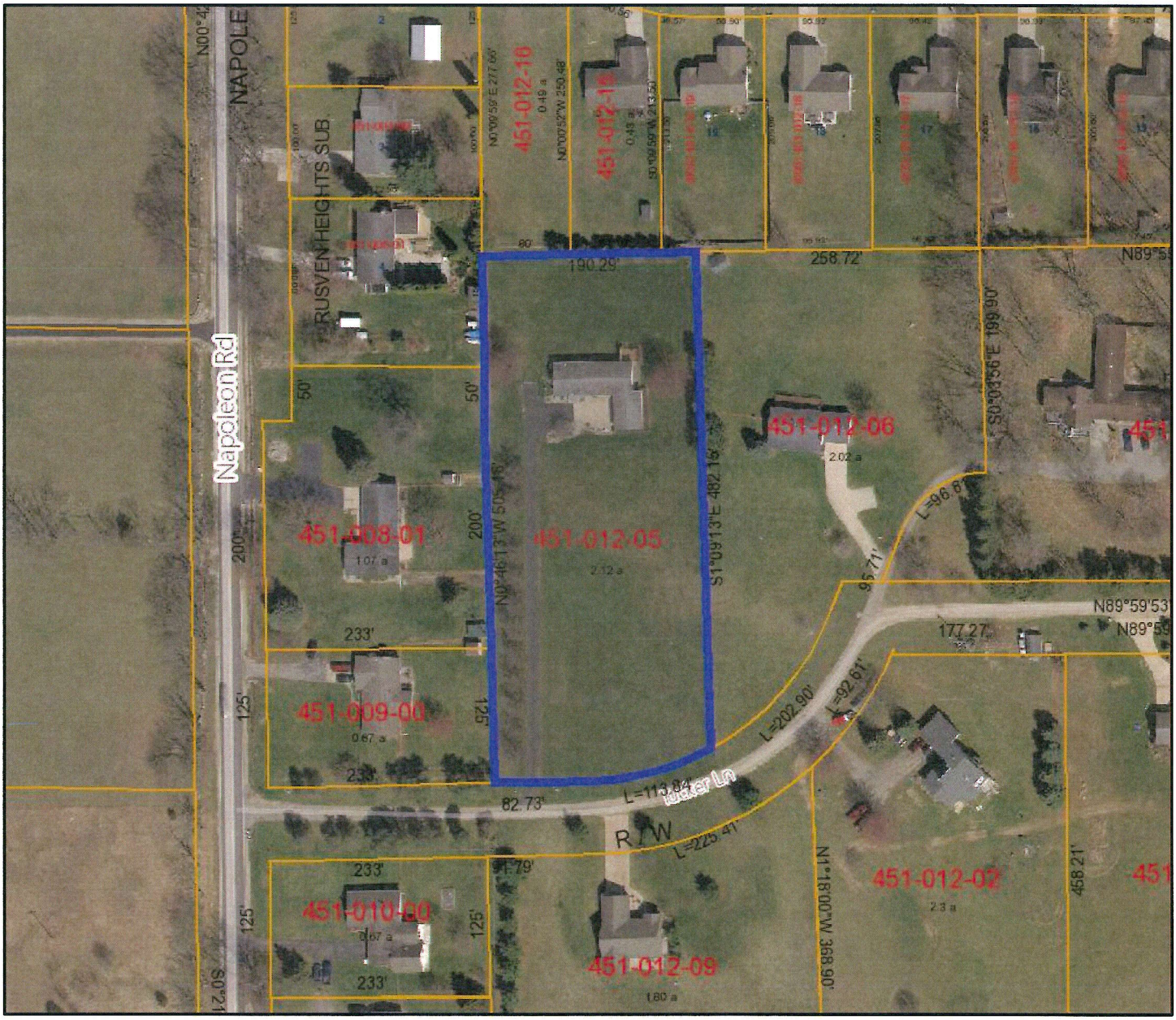
BEG AT A PT 610 FT N OF S 1/4 POST OF SEC 14 T3S R1E TH E 233 FT TH S 125 FT TH W 233 FT TH N 125 FT TO BEG. SEC 14 T3S R1E

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

This parcel data last updated: June 23, 2026

Parcel Report - Parcel ID: 000-14-14-451-012-05

6/30/2026



Owner Name	DEMOS THEODORE & DONNA
Owner Address	7542 TUCKER LN JACKSON, MI 49201
Homestead	100
Parcel Address	7542 TUCKER LN JACKSON, MI 49201
Property Class	401 - RESIDENTIAL
Status	Active
Acreage	2.21
Gov't Unit	Leoni
Tax Unit	Leoni
School District	MICHIGAN CENTER SCHOOL
Liber/Page	1347:487

	2023	2024	2025
Taxable Value	$84,166	$88,374	$91,113
Assessed Value	$132,285	$137,800	$134,667

Tax Description:

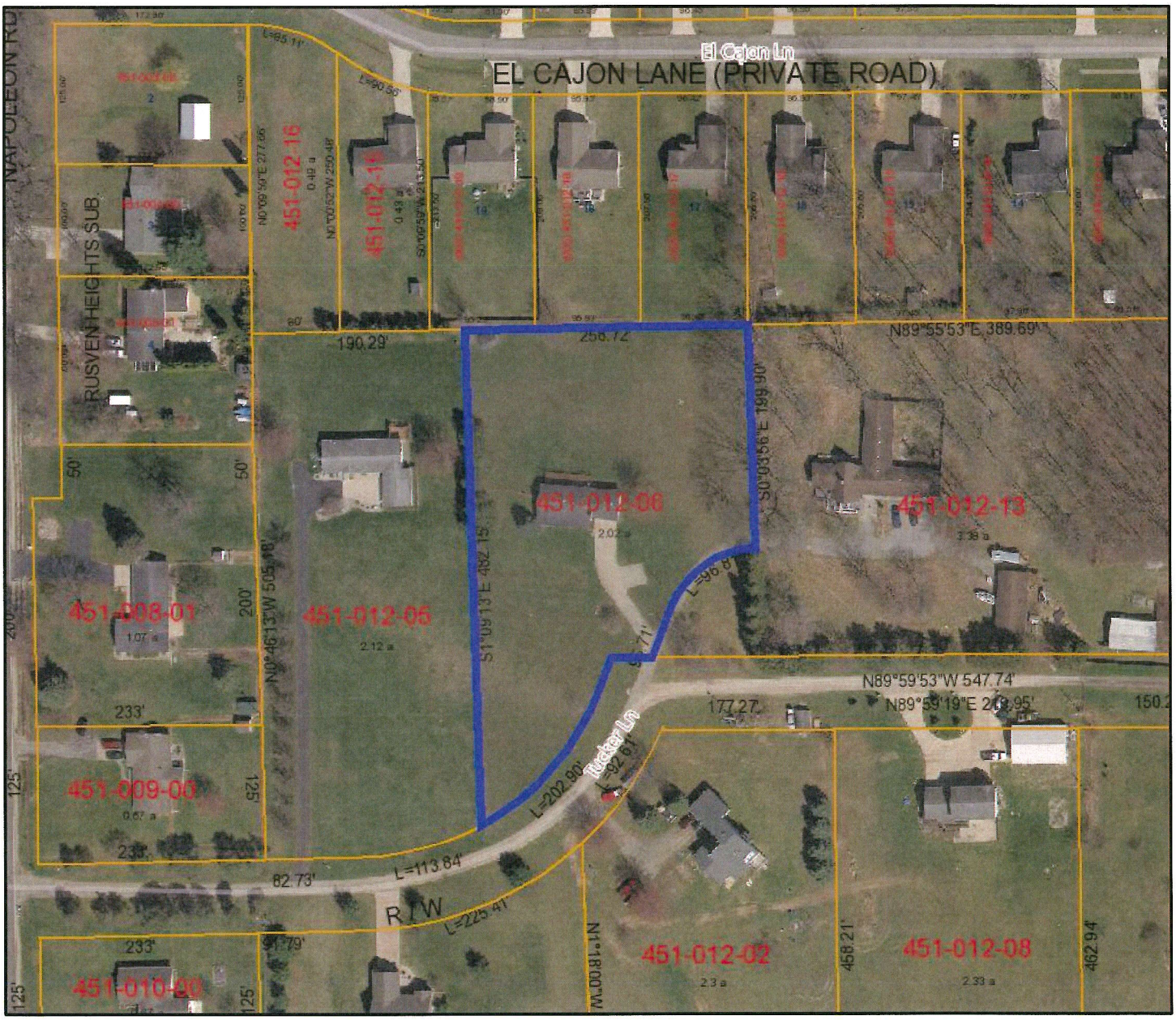
COM AT S ¼ POST OF SEC 14 TH N ALG N-S ¼ LN 452 FT TO CEN LN OF A DRIVE TH S89°52'05"E 242.01 FT ALG CEN LN OF SD DRIVE FOR POB TH CONT S89°52'05"E 82.73 FT TH CONT ALG CEN LN OF SD DRIVE NELY 113.84 FT ALG ARC OF A CURVE TO LEFT WITH A RADIUS OF 266.97 FT CENTRAL ANGLE 24°25'56" CHORD BEARING N77°54'57"E 112.98 FT TH N01°09'13"W 482.15 FT TH W 190.29 FT TH S00°46'13"E 505.18 FT TO BEG. SEC 14 T3S R1E

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This parcel data last updated: June 23, 2026

Parcel Report - Parcel ID: 000-14-14-451-012-06

6/30/2026



Owner Name	MARRIOTT TODD & MOLLY
Owner Address	7558 TUCKER LN
	JACKSON, MI 49201
Homestead	100
Parcel Address	7558 TUCKER LN
	JACKSON, MI 49201
Property Class	401 - RESIDENTIAL
Status	Active
Acreage	2
Gov't Unit	Leoni
Tax Unit	Leoni
School District	MICHIGAN CENTER SCHOOL
Liber/Page	2248-0091

	2023	2024	2025
Taxable Value	$78,940	$82,887	$120,292
Assessed Value	$118,291	$123,093	$120,292

Tax Description:

BEG AT S 1/4 POST OF SEC 14 TH N ALG N&S 1/4 LN 452 FT TO CL OF A DR TH S 89°52'05"E 324.74 FT ALG SD DR TH CONT ALG SD DR NELY 113.84 FT ON THE ARC OF A CURVE TO THE LEFT (RADIUS OF 266.97 FT CENTRAL ANGLE OF 24°25'56" CHORD BEARING N 77°54'57"E 112.98 FT) TOA PT FOR POB TH CONT ALG SD DR NELY 202.90 FT ON ARC OF A CURVE TO THE LEFT (RADIUS OF 266.97 FT CENTRAL ANGLE OF 43°32'43" CHORD BEARING N 43°55'39"E 198.05 FT) TH CONT ALG SD DR N 22°09'16"E 95.71 FT TH NELY 96.81 FT ON THE ARC OF A CURVE TO THE RIGHT (RADIUS OF 81.66 FT CENTRAL ANGLE 67°55'25" CHORD BEARING N 56°06'59"E 91.24 FT) TH N 0°03'56"W 199.90 FT TH W 258.72 FT TH S 1°09'13"E 482.15 FT TO BEG. SEC 14 T3S R1E

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This parcel data last updated: June 23, 2026

Parcel Report - Parcel ID: 000-14-14-451-012-13

6/30/2026



Owner Name	WEESE MELISSA
Owner Address	7560 TUCKER LN
	JACKSON, MI 49201
Homestead	100
Parcel Address	7560 TUCKER LN
	JACKSON, MI 49201
Property Class	401 - RESIDENTIAL
Status	Active
Acreage	3.4
Gov't Unit	Leoni
Tax Unit	Leoni
School District	MICHIGAN CENTER SCHOOL
Liber/Page	2255-0095

	2023	2024	2025
Taxable Value	$103,677	$108,860	$150,607
Assessed Value	$149,308	$154,041	$150,607

Tax Description:

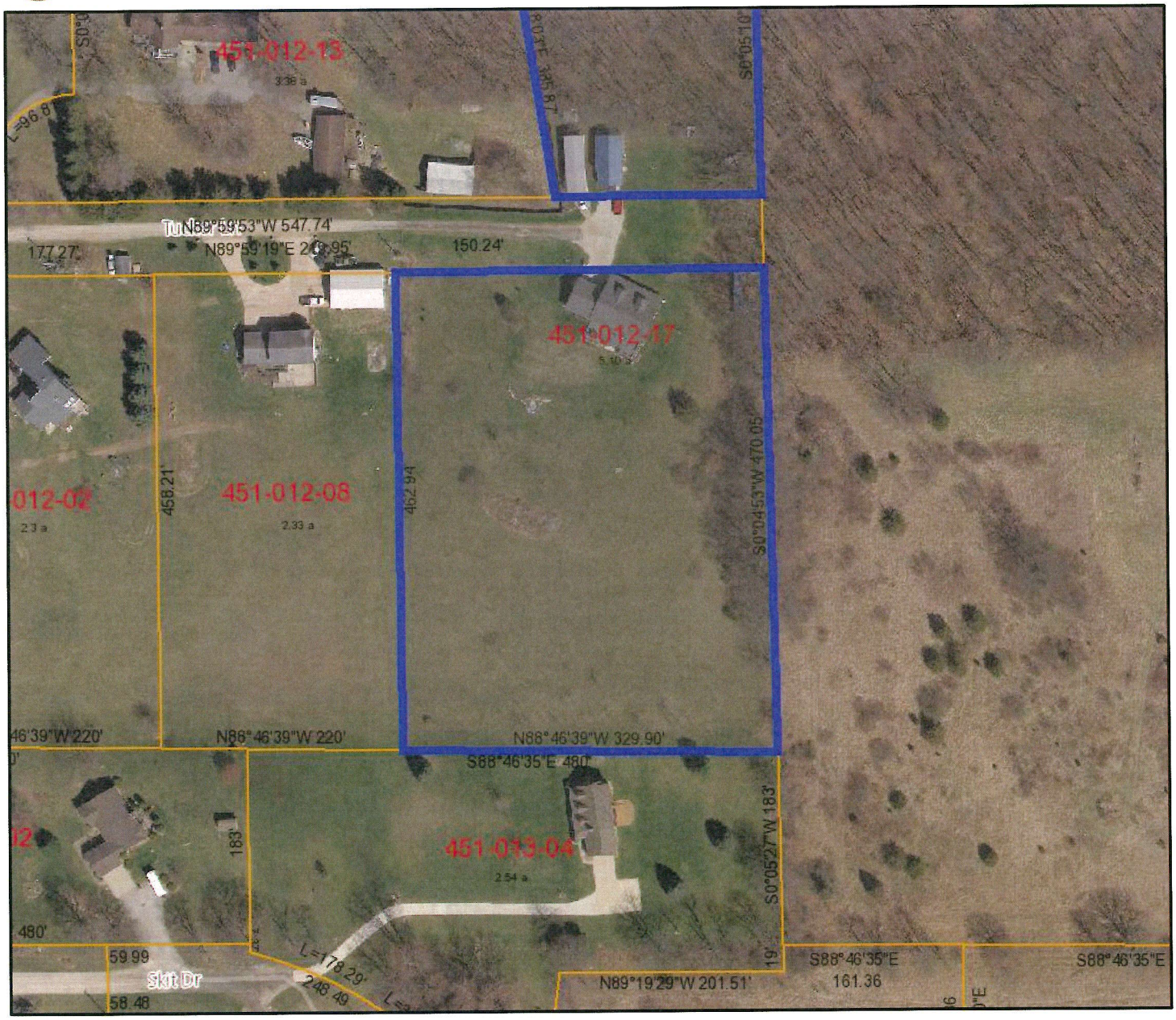
BEG AT S 1/4 COR SEC 14 TH N 1235.16 FT ALG THE N-S 1/4 LN OF SD SEC TH S89°34'36"E 235.81 FT TO THE SE COR OF OUTLOT "A" OF RUSVEN HEIGHTS SUBDIVISION TH S00°09'59"W 277.66 FT TH N89°55'53"E 449.92 FT TO POB TH N89°55'53"E 389.69 FT TO THE SW COR OF UNIT 12 OF EL CAJON WOODS SITE CONDO TH S08°18'03"E 335.87 FT TH N89°59'53"W 547.74 FT TH N22°11'26"E 87.55 FT TH 96.81 FT ALG THE ARC OF A CURVE TO THE RIGHT SD CURVE HAVING AN ANGLE OF 67°55'34" AND CHORD BEARING N56°09'08"E 91.24 FT TH N00°12'17"E 199.98 FT TO BEG. SEC 14 T3S R1E 3.4A; SPLIT ON 05/15/2007 FROM 000-14-14-451-012-10;

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This parcel data last updated: June 23, 2026

Parcel Report - Parcel ID: 000-14-14-451-012-17

6/30/2026



Owner Name	HANSEN LECIA L
Owner Address	7572 TUCKER LANE JACKSON, MI 49201
Homestead	100
Parcel Address	7572 TUCKER LN JACKSON, MI 49201
Property Class	401 - RESIDENTIAL
Status	Active
Acreage	5.1
Gov't Unit	Leoni
Tax Unit	Leoni
School District	MICHIGAN CENTER SCHOOL
Liber/Page	2230-0673

	2023	2024	2025
Taxable Value	$221,733	$232,819	$232,211
Assessed Value	$229,715	$237,345	$232,211

Tax Description:

COM AT S 1/4 POST OF SEC 14 TH N ALG N-S 1/4 LN 183 FT TH S88°46'39"E PAR WITH S SEC LN 973 FT FOR POB TH N 462.94 FT TH N89°59'19"E 330.49 FT TO E 1/8 LN TH S00°04'53"W ALG SD 1/8 LN 470.05 FT TH N88°46'39"W 329.90 FT TO BEG. ALSO COM AT THE S 1/4 COR OF SEC 14 TH N 1235.16 FT ALG THE N-S 1/4 LN OF SD SEC TH S89°34'36"E 235.81 FT TO THE SE COR OF OUTLOT "A" RUSVEN HEIGHTS SUBDIVISION TH S00°09'59"W 277.66 FT TH N89°55'53"E 839.61 FT TO THE SW COR OF UNIT 12 OF EL CAJON SITE CONDOS FOR POB TH CONT N89°55'53"E 228.99 FT TO THE SE COR OF UNIT 11 OF EL CAJON WOODS SITE CONDOS AND THE E LN OF THE W 1/2 OF THE SE 1/4 OF SD SEC TH S00°05'10"W 332.63 FT ALG SD E LN TH N89°59'53"W 180 FT TH N08°18'03"W 335.87 FT TO BEG. SEC 14 T3S R1E; COMBINED ON 11/29/2017 FROM 000-14-14-451-012-04, 000-14-14-451-012-14;

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This parcel data last updated: June 23, 2026

Parcel Report - Parcel ID: 000-14-14-451-012-08

6/30/2026



Owner Name	THOMAS JUSTIN & NICOLE & MOURER
Owner Address	7567 TUCKER LN
	JACKSON, MI 49201
Homestead	100
Parcel Address	7567 TUCKER LN
	JACKSON, MI 49201
Property Class	401 - RESIDENTIAL
Status	Active
Acreage	2.93
Gov't Unit	Leoni
Tax Unit	Leoni
School District	MICHIGAN CENTER SCHOOL
Liber/Page	2108-460

	2023	2024	2025
Taxable Value	$88,966	$93,414	$96,309
Assessed Value	$128,160	$131,784	$128,806

Tax Description:

BEG AT S 1/4 POST OF SEC 14 T3S R1E TH N ALG N&S 1/4 LN AND CEN LN OF NAPOLEON RD 183 FT TH S88°46'39"E 753 FT FOR POB TH CONT S88°46'39"E 220 FT TH N 462.94 FT TH S89°59'19"W 219.95 FT TH S 458.21 FT TO BEG. 2.3300 ACRES (1998 NEW OUT OF 000-14-14-451-012-01)

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This parcel data last updated: June 23, 2026

Parcel Report - Parcel ID: 000-14-14-451-012-02

6/30/2026



Owner Name	ORSETTE ALYSSA J & JACOB
Owner Address	7551 TUCKER LN JACKSON, MI 49201
Homestead	100
Parcel Address	7551 TUCKER LN JACKSON, MI 49201
Property Class	401 - RESIDENTIAL
Status	Active
Acreage	2.3
Gov't Unit	Leoni
Tax Unit	Leoni
School District	MICHIGAN CENTER SCHOOL
Liber/Page	2173-933

	2023	2024	2025
Taxable Value	$133,109	$139,764	$144,096
Assessed Value	$222,984	$233,152	$227,615

Tax Description:

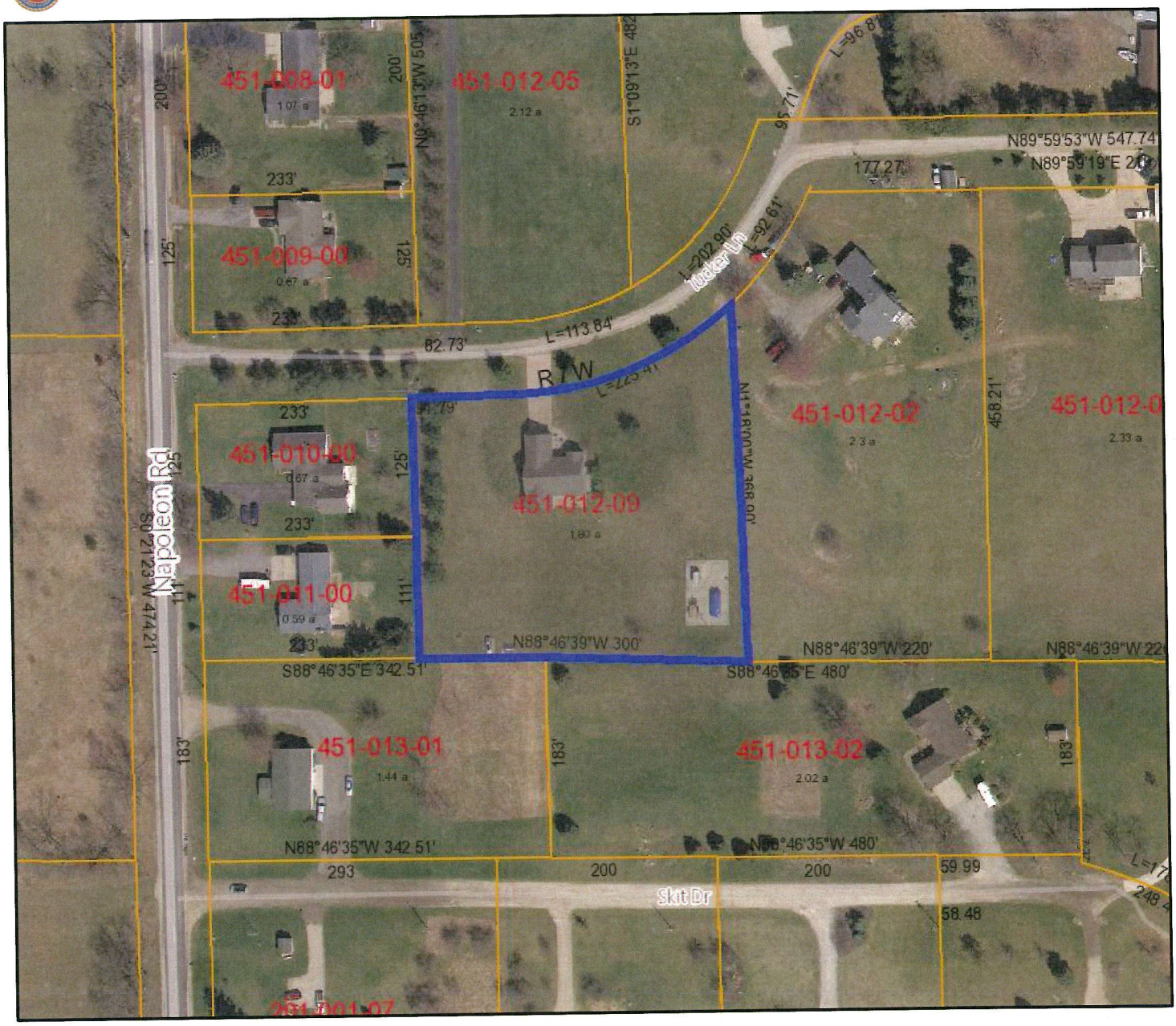
BEG AT S 1/4 POST OF SEC 14 TH N ALG N&S 1/4 LN OF SEC 14 & CEN LN OF NAPOLEON RD 183 FT TH S88DEG46'39"E 533 FT TO POB TH CONT S88DEG46'39"E 220 FT TH N 458.21 FT TH S89DEG59'19"W 177.27 FT TH SW 99.45 FT ON THE ARC OF A CURVE TO THE RIGHT, WITH A RADIUS OF 266.97 FT, A CENTRAL ANGLE OF 021DEG20'37", AND A CHORD WHICH BEARS S31DEG05'04"W 98.88 FT; TH S01DEG18'00"E 368.90 FT TO BEG. SEC 14 T3S R1E 2.30A

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This parcel data last updated: June 23, 2026

Parcel Report - Parcel ID: 000-14-14-451-012-09

6/30/2026



Owner Name	STOKER SKYLER R & AUDRA
Owner Address	7547 TUCKER LN
	JACKSON, MI 49201
Homestead	100
Parcel Address	7547 TUCKER LN
	JACKSON, MI 49201
Property Class	401 - RESIDENTIAL
Status	Active
Acreage	1.72
Gov't Unit	Leoni
Tax Unit	Leoni
School District	MICHIGAN CENTER SCHOOL
Liber/Page	2258-0680

	2023	2024	2025
Taxable Value	$126,089	$132,393	$136,497
Assessed Value	$199,989	$209,758	$205,546

Tax Description:

COM AT S 1/4 POST OF SEC 14 TH N ALG N&S 1/4 LN AND CL OF NAPOLEON RD 183 FT TH S88°46'39"E 233 FT FOR POB TH CONT S88°46'39"E 300 FT TH N01°18'00"W 368.9 FT TH SWLY 225.41 FT ON THE ARC OF A CURVE TO THE RIGHT A RADIUS OF 266.97 FT CENTRAL ANGLE OF 048°22'32" AND A CHORD WH BEARINGS S65°56'39"W 218.77 FT TH N89°52'05"W 91.79 FT TH S TO BEG. SEC 14 T3S R1E (1998 NEW OUT OF 000-14-14-451-012-01) REVISED PER TWP 10/24/2017.

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This parcel data last updated: June 23, 2026

Parcel Report - Parcel ID: 000-14-14-451-010-00

6/30/2026



			2023	2024	2025
Owner Name	HUDSON TRENT C & DAWN M				
Owner Address	7557 NAPOLEON RD	**Taxable Value**	$72,026	$75,627	$77,971
	JACKSON, MI 49201	**Assessed Value**	$111,530	$117,262	$114,864
Homestead	100				
Parcel Address	7557 NAPOLEON RD				
	JACKSON, MI 49201				
Property Class	401 - RESIDENTIAL				
Status	Active				
Acreage	0.67				
Gov't Unit	Leoni				
Tax Unit	Leoni				
School District	MICHIGAN CENTER SCHOOL				
Liber/Page	1989-1149				

Tax Description:

THE N 125 FT OF THE S 419 FT OF THE W 233 FT OF THE W 1/2 OF SE 1/4 SEC 14 T3S R1E .67A

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This parcel data last updated: June 23, 2026

Parcel Report - Parcel ID: 000-14-14-451-011-00

6/30/2026



			2023	2024	2025
Owner Name	CURYLO DANIEL II & STACY L				
Owner Address	7561 NAPOLEON RD	**Taxable Value**	$67,532	$70,908	$73,106
	JACKSON, MI 49201	**Assessed Value**	$100,510	$105,595	$103,338
Homestead	100				
Parcel Address	7561 NAPOLEON RD				
	JACKSON, MI 49201				
Property Class	401 - RESIDENTIAL				
Status	Active				
Acreage	0.59				
Gov't Unit	Leoni				
Tax Unit	Leoni				
School District	MICHIGAN CENTER SCHOOL				
Liber/Page	1874-0101				

Tax Description:

THE N 111 FT OF THE S 294 FT OF THE W 233 FT OF THE W 1/2 OF SE 1/4 SEC 14 T3S R1E .59A

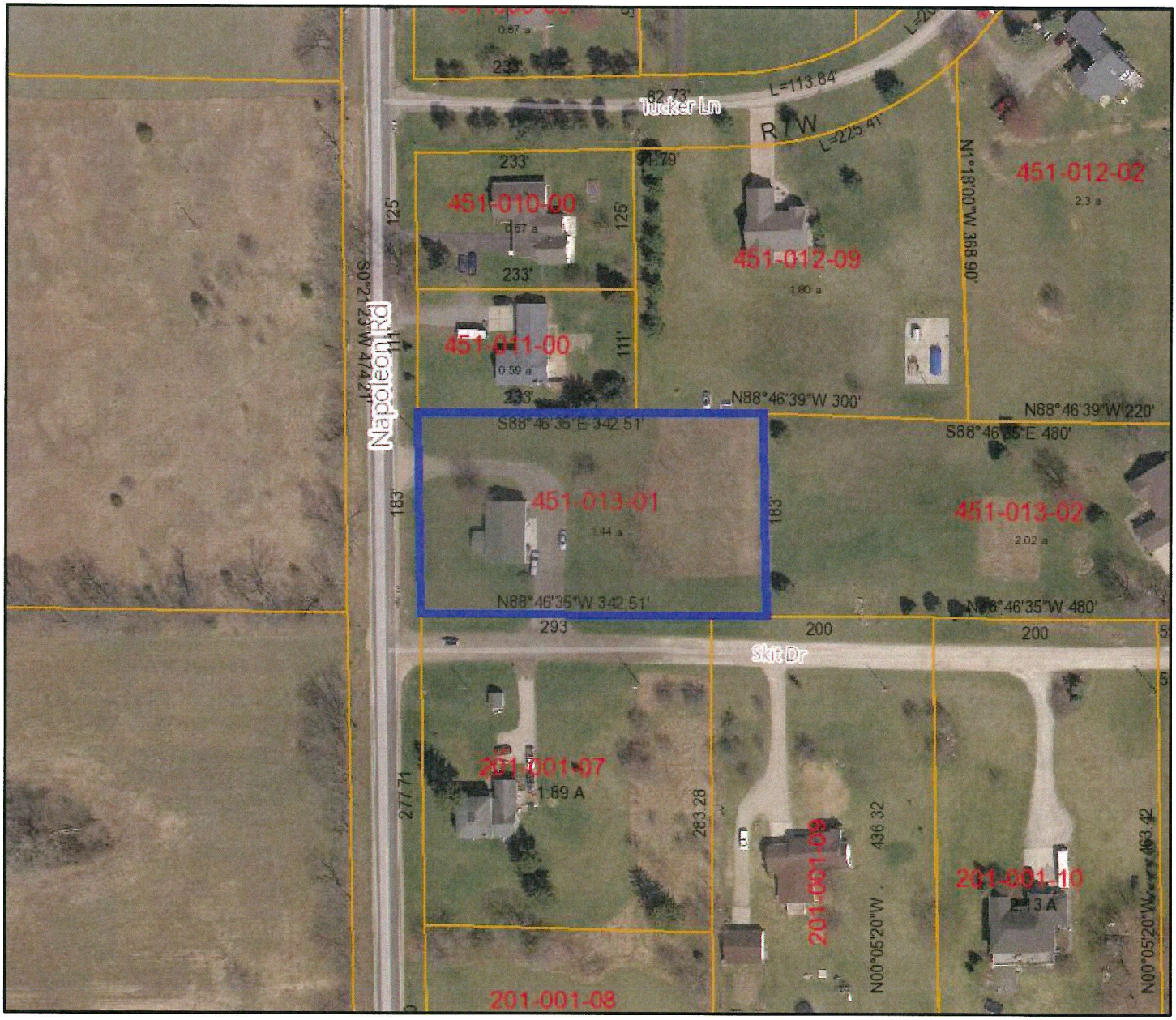
WARNING: Displayed boundaries are NOT SURVEY GRADE and may not reflect legal property description. The intent of this map is to allow easy access and visual display of government information and services. Every reasonable effort is made to ensure the accuracy of this map and data; nevertheless, errors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

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This parcel data last updated: June 23, 2026

Parcel Report - Parcel ID: 000-14-14-451-013-01

6/30/2026



Owner Name	WARFIELD ROBERT A & GORTNEY
Owner Address	7578 SKIT DR
	JACKSON, MI 49201
Homestead	0
Parcel Address	7563 NAPOLEON RD
	JACKSON, MI 49201
Property Class	401 - RESIDENTIAL
Status	Active
Acreage	1.44
Gov't Unit	Leoni
Tax Unit	Leoni
School District	MICHIGAN CENTER SCHOOL
Liber/Page	2261-0831

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	2023	2024	2025
Taxable Value	$19,547	$20,524	$21,160
Assessed Value	$34,228	$34,345	$33,694

Tax Description:

BEG AT S 1/4 POST OF SEC 14 TH N ALG N&S 1/4 LN 183 FT TH S 88°46' 35"E 342.51 FT TH S 183 FT TO S SEC LN TH N 88°46'35"W 342.51 FT TO BEG. SEC 14 T3S R1E 1.44A

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This parcel data last updated: June 23, 2026

Parcel Report - Parcel ID: 000-14-14-451-013-02

6/30/2026



Owner Name	HASTINGS II MATTHEW T & AMY M
Owner Address	7568 SKIT DR
	JACKSON, MI 49201
Homestead	100
Parcel Address	7568 SKIT DR
	JACKSON, MI 49201
Property Class	401 - RESIDENTIAL
Status	Active
Acreage	2
Gov't Unit	Leoni
Tax Unit	Leoni
School District	MICHIGAN CENTER SCHOOL
Liber/Page	2145-325

	2023	2024	2025
Taxable Value	$99,801	$104,791	$108,039
Assessed Value	$124,646	$129,783	$127,611

Tax Description:

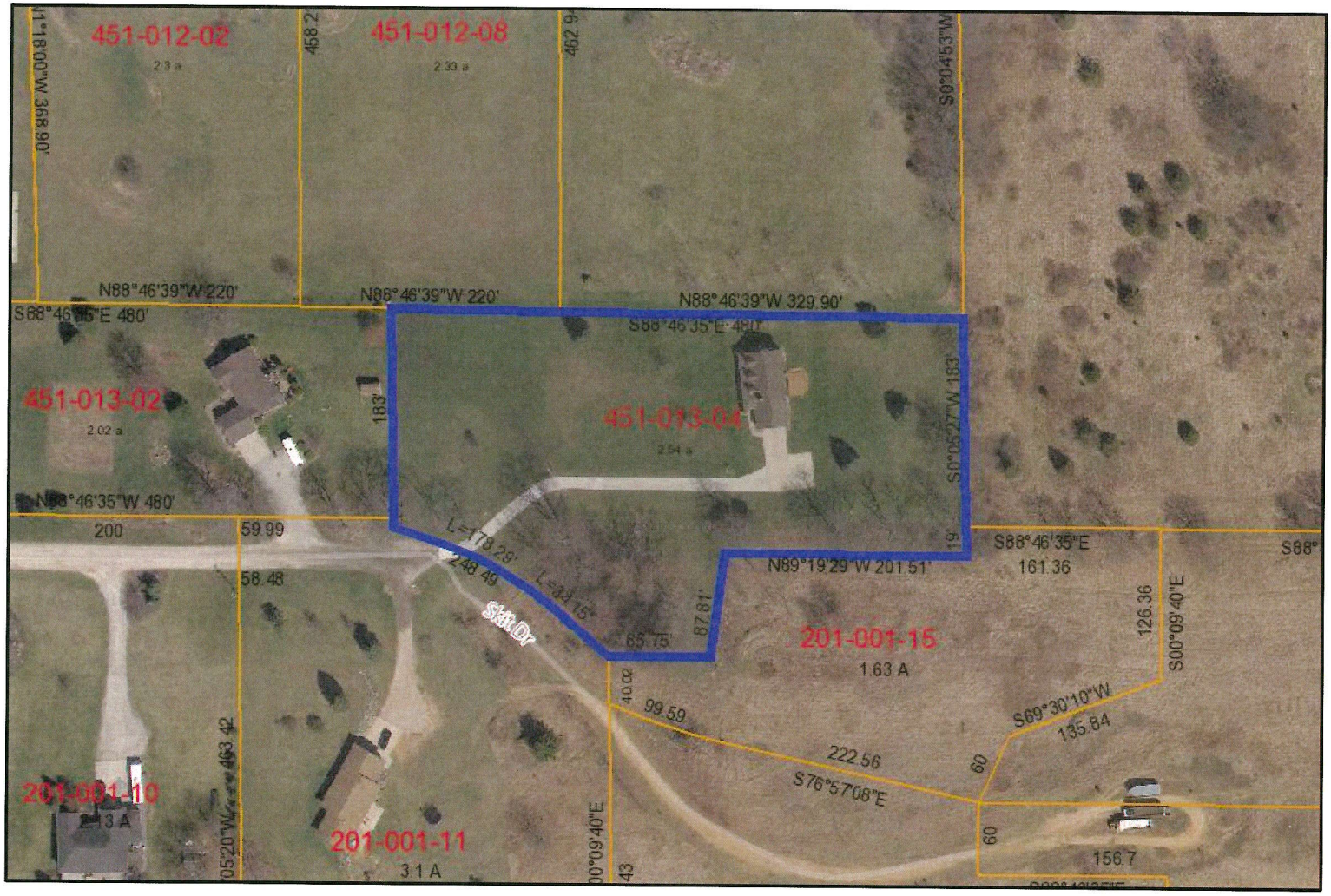
COM AT S 1/4 POST OF SEC 14 TH S88°46'35"E 342.51 FT FOR POB TH N PAR WITH N&S 1/4 LN 183 FT TH S88°46'35"E 480 FT TH S 183 FT TO S SEC LN TH N88°46'35"W 480 FT TO BEG. ALSO TOGETHER WITH A 66 FT WIDE EASEMENT FOR PURPOSES OF INGRESS AND EGRESS. SEC 14 T3S R1E

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This parcel data last updated: June 23, 2026

Parcel Report - Parcel ID: 000-14-14-451-013-04

6/30/2026



Owner Name	GORTNEY CYNTHIA & WARFIELD ROBERT A
Owner Address	7578 SKIT DR
	JACKSON, MI 49201
Parcel Address	7578 SKIT DR
	JACKSON, MI 49201
Property Class	401 - RESIDENTIAL
Acreage	2.54
Liber/Page	2233-0454

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	2020	2021	2022
Taxable Value	$89,507	$93,982	$96,895
Assessed Value	$134,469	$140,057	$136,860

Homestead	100
Gov't Unit	Leoni
Tax Unit	Leoni
School District	MICHIGAN CENTER SCHOOL
Status	Active

Legal Description:

BEG AT S 1/4 POST OF SEC 14 AND SEC 23 TH S88°46'35"E 822.51 FT ALG THE LN COMMON TO SD SEC 14 AND SEC 23 AND THE NLY LN OF A 66 FT WIDE EASE FOR THE POB TH N 183 FT PAR WITH THE N-S 1/4 LN OF SD SEC 14 TH S88°46'35"E 480 FT TO THE E 1/8 LN OF SD SEC 14 TH S00°05'27"W 183 FT ALG THE E 1/8 LN OF SD SEC 14 TO THE LN COMMON TO SD SEC 14 AND SEC 23 TH S00°09'40"E 19 FT ALG THE E 1/8 LN OF SD SEC 23 TH N89°19'29"W 201.51 FT TH S07°42'13"W 87.81 FT TH W 85.75 FT TO THE NLY LN OF SD 66 FT WIDE EASE TH NWLY 34.15 FT ALG THE NLY LN OF SD 66 FT WIDE EASE AND THE ARC OF A 267 FT RADIUS CURVE TO THE RIGHT CENTRAL ANGLE 07°19'44" CHORD BEARING N 49°40'56"W 34.13 FT TH NWLY 178.29 FT ALG THE NLY LN OF SD 66 FT WIDE EASE AND THE ARC OF A 333 FT RADIUS CURVE TO THE LEFT CENTRAL ANGLE 30°40'57" CHORD BEARING N 61°21'36"W 176.17 FT TH N 7.37 FT TO BEG. ALSO TOGETHER WITH A 66 FT WIDE EASE FOR PURPOSES OF INGRESS AND EGRESS. SEC 14 T3S R1E 2.54A SPLIT ON 12/20/2005 FROM 000-14-14-451-013-03 AND COMBINED WITH PART OF 000-14-23-201-001-02;

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This parcel data last updated: June 23, 2026

pg1

Napoleon Rd Commercial Zoned in Residential Area

	Parcel	Address	Tax Classification	Name	Mailing Address
1	000-14-14-451-005-01	7541 Napoleon Rd.	Residential	Kim & Connie Horning	same
2	000-14-14-451-008-01	7549 Napoleon Rd.	Residential	John & Terry Hoffius	same
3	000-14-14-451-009-00	7553 Napoleon Rd.	Residential	Paul & Jodi Kope	same
4	000-14-14-451-012-05	7542 Napoleon Rd.	Residential	Theodore & Donna Demos	same
5	000-14-14-451-012-06	7558 Tucker Lane	Residential	Todd & Molly Marriott	same
6	000-14-14-451-012-13	7560 Tucker Lane	Residential	Melissa Weese	same
7	000-14-14-451-012-17	7572 Tucker Lane	Residential	Lecia Hansen	same
8	000-14-14-451-012-08	7567 Tucker Lane	Residential	Justin Thomas & Nicole Mourer	same
9	000-14-14-451-012-02	7551 Tucker Lane	Residential	Alyssa & Jacob Orsette	same
10	000-14-14-451-012-09	7547 Tucker Lane	Residential	Skyler & Audra Stoker	same
11	000-14-14-451-010-00	7557 Napoleon Rd.	Residential	Trent & Dawn Hudson	same
12	000-14-14-451-011-00	7561 Napoleon Rd.	Residential	Daniel & Stacy Curylo	same
13	000-14-14-451-013-01	7578 Skit Dr.	Residential	Robert Warfield & Cynthia Gortney	same
14	000-14-14-451-013-02	7568 Skit Dr.	Residential	Matthew & Amy Hastings	same
15	000-14-14-451-013-04	7578 Skit Dr.	Residential	Robert Warfield & Cynthia Gortney	same

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 | #26-20

To: County Planning Commissioners
From: Kade Peck, R2PC Planner
Date: November 12, 2026

Proposal: Zoning text amendment for Leoni Township's zoning ordinance. The zoning text makes changes to articles 4 and 5. The specific sections are 4.1+4.2+5.20.

Background Information

The Township is updating language with the keeping of animals. The language dealt with the right of having animals on the property, the size of property compared to how much livestock is allowed on the property, and waivers that could be applied for to have animals on the property. The ordinance then changed the allowed uses to reference the animal guidelines in 5.2

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 Hanover 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

RECEIVED
OCT 14 REC'D
By _____

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 makes 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 Hanover Township 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 4 + 5 SECTION 5.20 4.1 + 4.2

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

See attached.

_____

C. **PUBLIC HEARING** on the above amendment was held on: month 8 day 18 year 2026

D. **NOTICE OF PUBLIC HEARING** was published/mailed on the following date: month 7 day 28 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 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.

Steph Kilby ☐ Chair or ☒ Secretary 10 / 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

Revised: 12/19/14

HANOVER TOWNSHIP
JACKSON COUNTY, MICHIGAN

ZONING ORDINANCE AMENDMENT
ORDINANCE NO._____

At a duly noticed meeting of the Township Board of Hanover Township, Jackson County, Michigan, held at the Hanover Township Hall on _____, 2026 at _____ p.m., Township Board Member _____moved to adopt the following ordinance, which motion was seconded by Township Board Member _____.

An Ordinance to amend the Hanover Township Zoning Ordinance, as amended, to allow and regulate the keeping of animals and to allow the keeping of farm animals in the AG-1 and RS-1 districts.

HANOVER TOWNSHIP, JACKSON COUNTY, ORDAINS:

SECTION 1. AMENDMENT OF ARTICLE V SECTION 5.20: The Hanover Township Zoning Ordinance, Article V, Section 5.20 shall be amended to state as follows:

SECTION 5.20 – KEEPING OF ANIMALS

5.20.1 Definitions

As used in this section, the following definitions shall apply:

a. Wild Animals:
An animal which is non-domesticated and not typically kept as a household pet and poses a health or safety hazard to residents. Wild animals include but are not limited to lions, tigers, leopards, jaguars, cheetahs, mountain lions, bobcats, hyenas, wolfs, bears, nonhuman primates, coyotes, and deadly reptiles.

b. Farm Animals:
Cattle, sheep, goats, pigs, chickens, horses, rabbits, and other domesticated animals ordinarily used in conjunction with agricultural practices.

c. Household Pet:
A domesticated animal typically kept in a household for companionship or personal protection including but not limited to dogs, cats, birds, and rodents.

d. Livestock, Large:
Farm animals which typically weigh more than 300 pounds or are large grazing animals, including cattle, alpacas, and horses.

e. Livestock, Medium:
Farm animals which typically weigh less than 300 pounds but more 10 pounds, including pigs, sheep, and goats.

f. Livestock, Small:
Farm animals which typically weigh less than 10 pounds, including rabbits and chickens.

5.20.2 Applicability

A. Right to Farm Act Compliance. Farming operations that conform to the Michigan Department of Agricultural & Rural Development (MDARD) Generally Accepted Agricultural and Management Practices (GAAMPs) and are protected under the Michigan Right to Farm Act, Act 93 of 1981 ("RTFA"), are generally not subject to this Section.

5.20.3 General Prohibitions and Allowances

A. Keeping of Farm Animals as an Accessory Use. The keeping of farm animals is permitted as an accessory use in the AG-1 and RS-1 districts subject to the type and number regulations in Section 5.20.4 and this Ordinance generally.

B. Wild Animals. The keeping of wild animals is not permitted in any district, except under a separate express provision of this Ordinance.

C. Household Pets. The keeping of household pets associated with residential uses and kept for company or personal protection are exempt from regulation under this Section.

D. Other Uses. Other specific uses addressed elsewhere in this Ordinance control to the extent there is a conflict with this Section. Examples of other specific uses include the boarding and keeping of animals, agricultural swine confinement systems, and dog kennels.

E. Roosters. Roosters shall not be allowed on any properties which are less than 5 acres in size. The keeping of roosters on any sized parcel in the RS-1 District is not permitted.

5.20.4 Type and Number of Animals Permitted

A. Lots with a Lot Area of 5 acres or more. In the AG-1 and RS-1 districts, the keeping of farm animals as an accessory use on lots with a Lot Area of 5 acres is permitted.

B. Lots with a Lot Area of 2.0 to 4.99 acres. In the AG-1 and RS-1 districts, the keeping of farm animals as an accessory use on lots with a Lot Area of 2.0 to 4.99 acres is permitted, subject to the maximum allowable densities and types listed in the following table for each category:

Type of Animal	Maximum Permitted
Small Livestock	10 per each acre
Medium Livestock	2 per lot
Large Livestock	2 per lot

C. Lots with a Lot Area of 1.0 to 1.99 acres. In the AG-1 and RS-1 districts, the keeping of farm animals as an accessory use on lots with a Lot Area of 1.0 to 1.99 acres is permitted, subject to the maximum allowable densities and types listed in the following table for each category:

Type of Animal	Maximum Permitted
Small Livestock	10 per each acre
Medium Livestock	1 per lot

D. Lots with a Lot Area of less than 1.0 acre. In the AG-1 and RS-1 districts, the keeping of a maximum of 5 small animals per ¼ acres shall be permitted. Chicken coops and small animal enclosures shall be set back at least 50 feet from adjacent properties and roadways.

5.20.5 Compliance with Laws

A. Conformance to Other Applicable Standards. Residents keeping animals shall comply with all applicable federal, state, and local statutes, ordinances, rules, and regulations.

B. Nuisance. The keeping of animals shall not constitute a nuisance to surrounding areas.

5.20.6 Planning Commission Waiver

A. Upon written request of the applicant, the Planning Commission may allow for a waiver from the type and number requirements of Section 5.20.4 if all of the following conditions are met:

a. The waiver will not have an adverse impact on the surrounding properties.

b. The waiver will not unreasonably cause a negative impact to the health, safety, or welfare of the public.

c. The waiver will not unreasonably impact the health and care of farm animals. Impact to the health and care of farm animals may be shown by evidence including but not limited to noncompliance with the Generally Accepted Agricultural and Management Practices as established by the State of Michigan.

d. The owner or operator has demonstrated compliance with any applicable GAAMPs including but not limited to the Care of Farm Animals GAAMPs and that the waiver will not negatively affect such compliance with the GAAMPs.

e. The waiver will not cause a violation of applicable federal, state, and local statutes, ordinances, rules, and regulations.

SECTION 2. AMENDMENT TO ARTICLE IV, SECTION 4.2.1.a: The Hanover Township Zoning Ordinance, Article IV, Section 4.2.1.a shall be amended to add the following use:

The keeping of animals in accordance with the regulations specified in Article V, Section 5.20.

SECTION 3. AMENDMENT TO ARTICLE IV, SECTION 4.1.1.a: The Hanover Township Zoning Ordinance, Article IV, Section 4.1.1.a shall be amended to state as follows:

a. Permitted Uses:

1. Single-family dwelling.

2. General and specialized farming and agricultural activities except commercial feedlots, but including the raising or growing and storage or preservation of crops, livestock, poultry, rabbits, fur

bearing animals, and other farm animals, provided any structure used for such animals shall be located not less than one hundred (100) feet from the lot line of any other property.

3. The raising or growing and storage or preservation of sod, plants, trees, shrubs, and nursery stock.

4. Sale of agricultural products raised or grown on the farm premises including roadside stand for said sales.

5. Conservation and/or recreation areas such as forest preserves, game refuges, nature reservations, hunt clubs, and similar areas of low-intensity use.

6. On-site signs only in accordance to the regulations specified in Article V, Section 5.2.2.

7. Essential services and structures of non-industrial character, but not including maintenance depots and warehouses only in accordance with the regulations specified in Article V, Section 5.17.

8. Accessory uses or structures.

9. Telecommunication facilities no more than ten (10) feet in height mounted to any existing structure.

10. The keeping of animals in accordance with the regulations specified in Article V, Section 5.20.

SECTION 4. SEVERABILITY: The provisions of this Ordinance are declared severable. If any part of this Ordinance is declared invalid for any reason by a court of competent jurisdiction, that declaration does not affect or impair the validity of all other provisions that are not subject to that declaration.

SECTION 5. REPEAL AND FORM: All parts of this Code in conflict with this Amendment are hereby repealed. Further, the Township may use the content of this Ordinance and compile/insert it into the existing Hanover Township Zoning Ordinance including making any technical provision numbering or clerical revisions as necessary for the compilation.

SECTION 6. EFFECTIVE DATE: This Ordinance shall take effect seven days after publication of a notice of adoption of this Ordinance, unless referendum procedures are initiated under MCL

125.3402. If referendum procedures are initiated, this Ordinance will take effect in accordance with MCL 125.3402.

YEAS:_____

NAYS:_____

ABSENT/ABSTAIN:_____

ORDINANCE DECLARED ADOPTED.

_____
Jeffery Heath, Township Supervisor

Hanover Township Planning Commission

Meeting Minutes of 18 Aug 2026 ---------- Held at Hanover Township Hall

Members roll call: Chairman James Scott, Steve Keller, Don O'Connor, Michael Everett, Mike Greiner.

Guests: Jeff Heath

Meeting called to order at 7:05 pm by Chairman James Scott

Public comment:

none.

Reading of the Minutes of last meeting.

Minutes presented of 15 July meeting.
Two typo corrections made. See attached corrected minutes
Motion made by Greiner supported by O'Conner to forgo the reading of the minutes for 15 July
Ayes all. Motion passed.

Start Public Hearing Meeting

7:10 PM – 18 August 2026

Presented the final draft of Article 5.20 **Keeping of Animals** – Members and audience were given copies of the purposed ordinance.

Public comment:

None from floor,
Comment given Via Email by Joann Worden (Horton) in detail, see attached.

End Public Hearing Meeting

7:31 PM – 18 August 2026

Note:

the final draft of **Article 5.20 Keeping of Animals** will be forwarded to Region 2 for evaluation/approval.

Next regular scheduled Hanover Township Planning Commission meeting is 21 Oct 2026 @ 7:pm
A special meeting the 16 September @ 7:00 PM is scheduled to discuss/approve Ag Tourism ordinance.

With no other business on the agenda Don O'Connor made a motion to adjourn, 2nd by Michael Everett, motion passed unanimously.

Meeting adjourned at 7:42 pm Minutes submitted by Steve Keller

Gmail

Steve Keller <skeller1983@gmail.com>

Fwd: animal ordinance

1 message

James Scott <jrscott7969@gmail.com>
To: Steve Keller <skeller1983@gmail.com>

Thu, Aug 20, 2026 at 11:35 AM

James Scott

Begin forwarded message:

From: James Scott <jrscott7969@gmail.com>
Date: August 17, 2026 at 2:24:44 PM EDT
To: Joann Worden <admin@hanover-twp.org>
Subject: Re: animal ordinance

Thank you Joann!

On Mon, Aug 17, 2026 at 11:21 AM Joann Worden <admin@hanover-twp.org> wrote:

James,

Please see attached for some suggestions for the animal ordinance. Please let me know if you have any questions. In section 5.20.4, I was just trying to suggest allowing additional smaller animals in the case that someone didn't want any Large and/or Medium. For instance, if someone has 3 acres, they could have 30 chickens, 2 sheep, and 2 horses. But, they could not have 30 chickens and 4 sheep. I would like to suggest that the 2 large animals that are allowed in this case, could be substituted with 2 additional Medium animals. Hopefully that makes sense?

Thank you,

Joann Worden

Hanover Township

Admin Assistant

517-563-2791

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 | #26-21

To: County Planning Commissioners
From: Kade Peck, R2PC Planner
Date: November 12, 2026

Proposal: **Entire zoning ordinance for Blackman Township.**

Background Information

Blackman Township is updating their entire zoning ordinance. Ordinance has a lot of depth and shows a lot of care and has a lot of standard aspects of a zoning ordinance as a part of the plan. There are a few issues that staff suggests looking at:

- In table of contents there are two article VIIs
- Reference for Mobile Home Park Act of 1959 in Article 5.5.10 should most likely be changed to Mobile Home Commission Act of 1976.
- In article 5.5.10 it gives the ability of the ZBA to impose additional conditions, should most likely be zoning administrator.

Analysis and Recommendation

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

Staff Report Attachment(s):

- *Background information provided by Blackman Township*

Suggested Actions:

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

ZONING ORDINANCE

BLACKMAN CHARTER TOWNSHIP

JACKSON COUNTY, MICHIGAN



Adopted April 27, 1966
Revised through TBD, 2026

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ARTICLE I

ENACTING CLAUSE, TITLE, PURPOSES

SECTION 1.1 - ENACTING CLAUSE ***Adopted: 06/04/07***

An Ordinance adopted under authority, and in accordance with the provisions of the Michigan Zoning Enabling Act, PA 110 of 2006, as amended, to establish comprehensive zoning regulations for Blackman Charter Township, Jackson County, Michigan, and to provide for the administration, enforcement and amendment thereof, and the real of all ordinances in conflict herewith.

SECTION 1.2 - TITLE

This ordinance shall be known and may be cited as "The Zoning Ordinance of Blackman Charter Township."

SECTION 1.3 - PURPOSES

This ordinance has been established for the purpose of:

a. Promoting and protecting public health, safety, and general welfare.
b. Protecting the character and stability of the agricultural, recreational, residential, commercial, and industrial areas, and promoting the orderly and beneficial development of such areas.
c. Preventing the overcrowding of land and undue concentration of population by regulating the intensity of use of land and the area of open spaces surrounding buildings and structures necessary to provide adequate light, air, and privacy to protect the public health.
d. Lessening and avoiding congestion on public highways and streets.
e. Providing for the needs of agriculture, recreation, residence, commerce, and industry in future growth to conform with the most advantageous uses of land, resources, and properties, with reasonable consideration of other things, the general and appropriate trend and character of land, building, and population development as studied and recommended by the Planning Commission and the Blackman Charter Township Board.
f. Encouraging the most appropriate use of lands in accordance with their character and adaptability and prohibiting uses which are incompatible with the character of development permitted within specified zoning district.
g. Conserving the taxable value of land and structures.
h. Conserving the expenditures of funds for public improvements and services.
i. Protecting against fire, explosion, noxious fumes and odors, heat, dust, smoke, glare, noise, vibration, radioactivity, and other nuisances and hazards in the interest of the people.
j. Providing for the completion, restoration, reconstruction, extension or substitution of non-conforming uses.

SECTION 1.4 - RESERVED

ARTICLE II

GENERAL PROVISIONS

SECTION 2.1 - SCOPE

Every building and structure erected, every use of any lot, building, or structure established, every structural alteration or relocation of an existing use, building, or structure occurring after the effective date of this Ordinance shall be subject to all regulations of this Ordinance, which are applicable in the zoning district in which such building, or structure, or lot is located.

To avoid undue hardship, nothing in this ordinance shall be deemed to require a change in the plans, construction, or designated uses of any building or structure on which actual construction was lawfully begun prior to the effective date of adoption or amendment of this Ordinance, provided that construction shall be completed within three hundred sixty-five (365) days of such effective date and be subject thereafter to the provisions of Section 5.7 of this Ordinance.

The adoption of this Ordinance shall not limit the construction of any building or structure for which a zoning permit had been obtained prior to the effective date of adoption or amendment of this Ordinance even though such building or structure does not conform to the provisions of this Ordinance, provided that work shall commence and be carried on with thirty (30) days of obtaining such permit and be subject thereafter to the provisions of Section 5.7 of this Ordinance.

To assure the orderly completion of a land development project, at the recommendation of the Blackman Charter Township Planning Commission and as approved by the Board, will require the builder or developer to post a Security Bond in an amount not to exceed five (5) percent of the estimated project cost.

SECTION 2.2 - DEFINITIONS

For the purpose of this Ordinance certain terms are herewith defined. When not inconsistent with the context, the present tense includes the future; the words used in the singular number include the plural number, and the plural, the singular. The word “shall” is always mandatory and not merely suggestive. The word “person” includes a firm, association, organization, partnership, trust, company, or corporation as well as an individual. The words “used” or “occupied” include the words "intended”, “designed”, or “arranged” to be used or occupied.

2.2.1 **Accessory Structure, Building, or Use** ***Adopted 6/15/92***

A detached structure, building, or use on the same lot with, and of a nature customarily incidental and subordinate to the principal structure, building, or use. No accessory building or structure shall be placed on a lot or parcel of land unless there is an existing principal structure or building on said lot or parcel. No accessory use shall be carried on or conducted on any lot or parcel of land unless there exists a principal use on such lot or parcel of land.

2.2.2 **Accessory Solar Energy System**

A small solar energy system which is roof, or building mounted, or architecturally integrated, or ground mounted panels which are located on a lot or parcel with a principal use such as residence or business designed to supply energy for onsite residential or business use; Excess energy produced may be sold back to the grid through net metering or commercial use to generate energy to offset utility costs or as an additional revenue stream. A small solar energy system generates up to but not exceeding 20k W, and can occupy, in total, no more than five (5) acres.

2.2.3 **Adult Drive-In Motion Picture Theater** ***Adopted: 12/16/96***

An open space, area or premises from which persons may view motion picture films, videos or performances which are characterized by an emphasis on matters depicting or relating to specified sexual activities or specified anatomical areas.

2.2.4 **Adult Entertainment** ***Adopted: 12/16/96***

A structure, building or premises in which persons may view people and/or performances characterized by an emphasis on matter depicting or relating to specified sexual activities or specified anatomical areas.

2.2.5 **Adult Physical Culture Center Establishment** ***Adopted 12/16/96***

Adult Physical Culture Center Establishment is any establishment, club or business by whatever name designated, which offers or advertises or is equipped or arranged so as to provide as part of its services, massages, body rubs, alcohol rubs, physical stimulation, baths or other similar treatment by any person. The following uses shall not be included with the definition of an adult physical culture establishment.

a. Establishments which routinely provide such services by a licensed physician, a licensed chiropractor, a licensed osteopath, a licensed physical therapist, a licensed practical nurse, or any other similarly licensed medical professional.
b. Electrolysis treatment by a licensed operator of electrolysis equipment.
c. Continuing instruction in material or performing arts or in organized athletic activities.
d. Hospitals, nursing homes, medical clinics or medical offices; and
e. Barbershops or beauty parlors and/or salons which offer massages to the scalp, face, neck or shoulders only.

2.2.6 **Adult Motion Picture Theater** ***Adopted 12/16/96***

An enclosed building or structure wherein still or motion pictures, video tapes, or similar material is presented or viewed which is distinguished or characterized by an emphasis on matter depicting, describing or relating to specified sexual activities or specified anatomical areas for observation by patrons therein.

2.2.7 **Adult Supply Store** ***Adopted 12/16/96***

Premises used for the sale, distribution, display or storage of books, magazines, periodicals, advertisements, devices, objects, toys, paraphernalia or similar materials which are distinguished or characterized by their emphasis on matter depicting, describing or relating to specific sexual activities or specified anatomical areas.

a. Specified Sexual Activities are defined as:
    1. Human genitals in a state of sexual stimulation or arousal;
    2. Acts of human masturbation, sexual intercourse or sodomy;
    3. Fondling or other erotic touching of human genitals, pubic region, buttock or female breasts.

b. Specified Anatomical Areas are defined as:
    1. Less than completely and opaquely covered:
    2. Human genitals, pubic region
    3. Buttock and
    4. Female breasts below a point immediately above top of the areola
    5. Human male genitals in a discernibly turgid state, even if completely and opaquely covered.

2.2.8 **Alley**

A public or private way not more than thirty-three (33) feet wide which affords only a secondary means of access to abutting property.

2.2.9 **Alter**

Any structural change in the supporting or load bearing member of a building, such as bearing walls, columns, beams, girders, or floor joists.

2.2.10 **Animal Unit**

A unit of measure used to determine the total number of single animal type or combination of animal types which are fed, confined, maintained or stabled in a feedlot where one animal unit is equivalent to:

a. One (1) beef or slaughter cattle
b. Seven-tenths (.7) dairy cattle
c. Two and five-tenths (2.5) swine
d. Five-tenths (.5) horses
e. Ten (10) sheep, lamb, or goats
f. Fifty-five (55) turkeys
g. One hundred (100) laying hens or broilers (if the facility has a continuous overflow watering system)
h. Thirty (30) laying hens or broilers (if the facility has a liquid manure handling system)
i. Five (5) ducks

2.2.11 **Apartments**

A dwelling unit in an apartment house arranged, designed, or occupied as a residence by a single-family, individual or group of individuals.

a. Garden Apartments - A building having (3) or more one-story dwelling units.
b. High Rise Apartments - A building having at least four (4) stories and containing three (3) or more one-story dwelling units.
c. Townhouses – A building of at least two (2) stories and containing a series of three (3) or more attached dwelling units “that are separate from one another by common fire walls from foundation to roof.

2.2.12 **Application**

The application is a written request by the applicant for the permits and approvals necessary for the construction of a telecommunication facility.

2.2.13 **Automobile Service Station**

Structures and premises used or designed to be used for the retail sale of fuels, lubricants, or grease, and other operating commodities for motor vehicles, including the customary space and facilities for the installation of such commodities; and including space for temporary minor repair; or auxiliary servicing such as the polishing, washing, cleaning, greasing, but not including bumping, painting, or refinishing thereof.

2.2.14 **Billboard**

See “Sign, Outdoor Advertising”

2.2.15 **Boarding House or Rooming House**

A dwelling where meals and/or lodging are provided for compensation to persons by pre-arrangement for definite periods of time.

2.2.16 **Body Shop**

Structures and premises used or designated for the purpose of vehicle bumping, painting, and refinishing.

2.2.17 **Building**

An enclosed structure having a roof supported by columns, walls, or other devices and used for the housing, shelter, or enclosure of persons, animals, or chattels.

2.2.18 **Building Height**

The vertical distance measured from grade to the highest point of the roof for flat roofs, to the deck line of mansard roofs, and to the average height between eaves and ridges for gable, hip, or gambrel roofs.

2.2.19 **Building Setback Line**

A line parallel to or concentric with property lines delineating the minimum allowable distance between the street right-of-way and the front of any building.

2.2.20 **Business Center**

A group of two or more stores, offices, research or manufacturing facilities which collectively have a name different than the name of any of the individual establishments, and which have common off-street parking and entrance facilities.

2.2.21 **Business Flag**

A marketing device used as a symbol or emblem attachable by one edge to a pole. Business flags shall bear the name or logo of the business.

2.2.22 **Cellular Telephone Facility**

Persons, firms or corporations supplying cellular telephone services, operating between 800 and 900 megahertz; including all equipment, apparatus, facilities, antennas, towers, and devices used in the supply of cellular telephone service.

2.2.23 **Central Sanitary Sewage System**

Any person, firm, corporation, municipal department, or board duly authorized to furnish and furnishing under federal, state, or municipal regulations to the public a sanitary sewerage disposal system from a central location or plant but not including septic tanks.

2.2.24 **Central Water System**

Any person, firm, corporation, municipal department, or board duty authorized to furnish and furnishing under federal, state, or municipal regulations to the public a central water system from a central location or plant.

2.2.25 **Commercial Self-Storage Facility**

A facility consisting of a building or group of buildings in a controlled-access compound that contains varying sizes of individual, compartmentalized, and controlled access stalls or lockers for the dead storage of customer's goods and wares.

2.2.26 **Community Solar Energy System (CSES)(also called "Solar Garden")**

A large-scale facility that converts sunlight into electricity by photovoltaics (PY) array, for the primary purpose of providing retail electric power (or financial proxy for retail power) to multiple community members or businesses residing or located off-site from the location of the solar energy system. Roof or ground mounted CSES or Solar Gardens are designed to supply energy for off – site users on the

distribution grid. A large scale CSES or Solar Garden system exceeds 20k W, and can occupy, in total, more than five (5) acres.

2.2.27 **Cul-De-Sac**

A street closed at one end and having a minimum right-of-way of one hundred and twenty (120) feet in diameter at the turnaround.

2.2.28 **Cul-De-Sac Lot Line Width** ***Adopted 11/19/79***

Width of lot at setback distance required.

2.2.29 **District**

A portion of the Blackman Charter Township within which certain uniform regulations and requirements apply under the provisions of this ordinance.

2.2.30 **Drive-In Establishment**

A business establishment is so developed that its retail or service character is primarily dependent on providing a driveway approach or parking spaces for motor vehicles so as to serve patrons while in the motor vehicles as well as within the building.

2.2.31 **Dwelling Unit**

One or more rooms with independent cooking facilities designed as a unit for residence by only one family.

a. Having a minimum living area of 401 square feet.
b. The principal structure shall have a minimum width along any exterior side elevation of 20 feet.
c. Firmly attached to a solid foundation construction on the site in accordance with the State Building Code.
d. No exposed wheels, towing mechanisms, undercarriage or chassis shall be permitted, and no storage shall be allowed in any crawl space or skirted area which is not a standard basement.
e. The dwelling shall be connected to a public sewer and water supply or to such private facilities as are approved by the local health department.
f. The dwelling must comply with all pertinent buildings and fire codes including, among others, those pertaining to newly manufactured mobile homes or other newly manufactured homes.
g. The foregoing standards shall not apply to a mobile home located in a licensed mobile home park or a licensed mobile home subdivision except to the extent required by State Law or otherwise specifically required in the Ordinance of the Blackman Charter Township.
h. The dwelling shall be in conformity with all applicable State of Michigan Building, Plumbing, Electrical and Mechanical Codes and other applicable codes.
i. "Dwelling" shall also include energy saving earth shelter homes either (1) constructed entirely below ground or (2) constructed substantially below ground and with a sloping roof, containing at least one exposed vertical exterior elevation not less than 2 feet in height by 20 feet in width designed and constructed in accordance with standard building code regulations pertinent thereto and without any accommodation for any dwelling units above ground.
j. The question of compatibility of design and appearance under subsection 2.2.17 (g) hereof, shall be determined in accordance with the following procedure. The Blackman Charter Township shall inform all property owners within three hundred (300) feet of the proposed dwelling unit that an application for a event that two (2) or more property owners within three hundred (300) feet of the dwelling unit send written objections to the construction to the Blackman Charter Township setting forth reasons why the proposed construction is not compatible in design or appearance with the neighborhood, then the Planning Commission shall hold a hearing to determine the compatibility of design and appearance of the proposed dwelling. Any determination of compatibility shall be based upon the standards set forth within the definition of dwelling together with the character of the residential

neighborhood within three hundred (300) feet of the proposed dwelling. The foregoing shall not be construed to prohibit innovative design concepts involving such matters as solar energy, view, unique land contour, or relief from the common or standard home designed.

2.2.32 **Dwelling – Single-Family**
A detached building designed for or occupied by one (1) family only.

2.2.33 **Dwelling – Two-Family**
A building designed for or occupied by two (2) families only, with separate housekeeping and cooking facilities for each.

2.2.34 **Dwelling – Multiple-Family**
A building designed for or occupied by three or more families living independently of each other with separate housekeeping and cooking facilities for each.

2.2.35 **Condominiums** ***Adopted 03/16/98***
Condominium projects subject to the Condominium Laws of the State of Michigan shall be governed by Section 4.2.6 of this Zoning Ordinance and such projects shall be considered Planned District Developments.

2.2.36 **Easement** ***Adopted 3/16/98***
Any private or dedicated public way other than a street or alley, providing secondary means of access to a property having a width of not less than twenty (20) feet. Any easement serving two (2) or more structures shall have a minimum width of sixty-six (66) feet.

2.2.37 **Essential Services** ***Adopted 4/19/99***
The term essential services shall mean the erection, construction, alteration, or maintenance by public utilities or municipal departments, commissions, or boards, or by other government agencies of underground, surface or overhead gas, electric, steam, or water transmission or distribution systems, collection, communication supply or disposal system (exempt as noted below), dams, weirs, culverts, bridges, canals, locks, cellular antennas, towers or monopoles including poles, wires, mains, drains, sewers, towers, pipes, conduits, cables, traffic signals, or signs and fire hydrants, and other similar equipment and accessories in connection therewith, reasonably necessary for the furnishing of adequate service by such public utilities or municipal departments or commissions, or other government agencies, or for the public health, safety or general welfare, including buildings or structures owned or leased by the Blackman Charter Township, but not including buildings other than those buildings which are primarily enclosures or shelter for the installed central services equipment. Sewage storage and/or sewage treatment facilities shall not be considered an essential service. Cellular telephone facilities and antennas, towers or monopoles shall not be considered public utility or essential service.

2.2.38 **Family**
One or more persons living together in a room or rooms comprising a single housekeeping unit. A family is distinguished from a group occupying a rooming-house, boarding-house, lodging-house, club, fraternity-house, hotel, motel, or tourist home.

2.2.39 **Feedlot**
A facility other than a pasture where animals have been, are, or will be fed, confined, maintained or stabled for a total of forty-five (45) consecutive days or more in any twelve (12) month period. Two (2) or more animal feeding operations under common ownership are deemed to be single animal feeding operations if they are adjacent to each other or if they use a common area or system for waste disposal. The facility

shall include livestock or other farm animals whose number total 1,000 animal units or more, and where such livestock or other farm animals are bed and/or raised within a confined area, either inside or outside an enclosed building for food, fur, pleasure, resale or training purposes.

2.2.40 **Fence**
An enclosing barrier used to restrict access to property. It may be constructed with living vegetation, metal, wood, stone, masonry or other similar materials.

2.2.41 **Fence Decorative**
A fence which does not restrict visual access to or from the enclosing property.

2.2.42 **Home Occupation**
An occupation that is traditionally and customarily carried on in the home being primarily incidental to the principal residential use (also see Section 5.16).

2.2.43 **Hotel**
A building containing guest rooms in which lodging is provided, with or without meals, for compensation and which is open to transient or permanent guests, or both.

2.2.44 **Improved Mobile Home Lot** ***Adopted 11/19/79***
An individual lot served by utilities with an approximate hard surface and tie-down facility located within a mobile home park.

2.2.45 **Junk Yard**
A structure or parcel of land where junk, waste, discard, salvage, or similar materials such as old iron or other metal, wood, lumber, glass, paper, rags, cloth, leather, rubber, bagging, cording, barrels, containers, etc., are bought, sold, exchanged, stored, baled, packed, disassembled, or handled, including auto wrecking yards, inoperative machines, used lumber yards, house wrecking, and structural steel materials, and equipment and including establishments for sale, purchase, or storage of salvaged machinery and the processing of used, discarded, or salvaged materials, for any thirty (30) consecutive days.

2.2.46 **Kennel** ***Adopted 12/18/17***
Any lot or premises on which three (3) or more dogs, cats, and/or similar household pets six (6) months of age or older are kept either permanently or temporary for the purpose of remuneration or sale.

2.2.47 **Lot** ***Adopted 6/17/96***
A parcel of land of at least sufficient size to meet minimum zoning requirements for use, coverage, and area; and to provide such yards and other open spaces as herein required. Such lot may consist of a single lot of record, a portion or contiguous portions of lots of record; or a parcel of land described by metes and bounds; or a recorded portion of a lot of record.

2.2.48 **Lot Area**
The area within the lot lines but excluding that portion in a road or street right-of-way.

2.2.49 **Lot Corner**
A parcel of land at the junction of and fronting or abutting on two or more intersecting streets.

2.2.50 **Lot Depth**
The average distance between the front and rear line of a lot measured in the general direction of its side lot lines.

2.2.51 **Lot Coverage**

The part of percent of the lot occupied by building or structures, including accessory buildings or structures.

2.2.52 **Lot Line (Front)**

The part of the lot line adjacent to the street right-of-way line.

2.2.53 **Lot of Record**

A lot which is part of a subdivision and is shown on a map thereof which has been recorded in the office of the Register of Deeds of Jackson County, or a lot described by metes and bounds, the deed to which has been recorded in said office.

2.2.54 **Lot Through (Double Frontage)**

An interior lot having frontage on two parallel or approximately parallel streets.

2.2.55 **Lot Width**

The width of the lot measured at the required front yard setback line.

2.2.56 **Mobile Home**

A detached portable residential dwelling unit with a floor area of at least four hundred (401) square feet, prefabricated on its own chassis and intended for long-term occupancy. The unit shall contain sleeping accommodations, a flush toilet, tub or shower, and eating and living quarters. It is designed to be transported on its own wheels or on a flatbed arriving at the site where it is to be occupied as a complete dwelling without permanent foundation and shall be connected to existing utilities. A mobile home does not become a dwelling but remains a mobile home even though placed on a permanent foundation. A travel trailer is not to be considered a mobile home.

2.2.57 **Mobile Home Parks**

A tract of land prepared and approved according to the procedures in this Ordinance to accommodate mobile homes on rented or leased lots.

2.2.58 **Mobile Home Subdivision**

A legally platted residential subdivision accommodating mobile homes.

2.2.59 **Motel**

Any establishment in which courts or similar structures or units are let or rented to transients for periods of less than thirty (30) days. The term “motel” shall include motor courts. A motor or motel shall not be considered or construed to be either a multiple dwelling, a hotel, or a mobile home park.

2.2.60 **Motor Vehicle Repair Garages**

Structures and premises used or designed to be used for the major repair of motor vehicles, but not including bumping, painting, and refinishing thereof.

2.2.61 **Off-Street Parking**

A facility providing vehicular parking spaces with adequate drives and aisles for maneuvering so as to provide access for entrance and exit for the parking of automobiles.

2.2.62 **Parking Space, Area, Lot**

An off-street open area, the principal use of which is for the parking of automobiles, whether for compensation or not, or as accommodation to clients, customers, visitors, or employees.

2.2.63 **Project**

Land development or any planned undertaking which involves construction of structures for any use.

2.2.64 **Quarry**

Any pit, excavation, or mining operation for the purpose of searching for or removing from the premises any earth, coal, rock, sand, gravel, clay, stone, slate, marble, or other non-metallic mineral in excess of fifty (50) cubic yards in any calendar year, but shall not include an excavation preparatory to the construction of a structure or public highway.

2.2.65 **Riding Academy**

Any establishment where horses are kept for riding, driving, or stabling for compensation or incidental to the operation of any club, association, ranch, or similar establishment.

2.2.66 **Roadside Stand**

A structure temporarily operated for the purpose of selling produce raised or produced primarily on the premises where situated, and its use shall not make commercial district, nor shall its use be deemed a commercial activity.

2.2.67 **Sign**

Any structure or part thereof, or device attached thereto or painted or represented thereon, or any material or thing, illuminated or otherwise, which displays or includes any numeral, letter, word, model, banner, emblem, insignia, device, code mark or other representation used as, or in the nature of an announcement advertisement, direction, or designation, commodity, service, business, profession, or industry, which is located on any land or in any building, in such manner as to attract attention from outside the premises, except signs not exceeding one (1) square foot in area bearing only property number, post office numbers, or names of occupants of premises.

2.2.68 **Sign, Abandoned**

A sign which no longer advertises or identifies a business, lessor, owner or activity conducted upon or product available on the premises where such sign is displayed.

2.2.69 **Sign, Area**

The area of a sign consisting of the entire projected area (visible from any point) of any regular geometric form or combination of regular geometric forms, comprising all the display area of the sign and including all of the elements of the matter displayed. Frames and structural members not bearing advertising matter shall not be included in computation of such area.

2.2.70 **Sign, Canopy or Marquee**

Any sign attached to or constructed within or on a canopy or marquee.

2.2.71 **Sign, Free Standing**

A sign supported by a structure independent of any other structure.

2.2.72 **Sign, Height**

The vertical distance to the top edge of the copy area or structure, whichever is higher, as measured from the adjacent street grade.

2.2.73 **Sign, Identification**

A sign which carries only the name of the firm, the major enterprise, or the principal product or service offered for sale on the premises or a combination of these things only to identify location of said premises and not to advertise. Such signs shall be located only on the premises on which the firm or major enterprise in situated, or on which the principal product is offered for sale.

2.2.74 **Sign, Off-Site** (Off-Premise Sign)
A sign other than an on-site sign.

2.2.75 **Sign, On-Site** (On-Premises Sign)
A sign which advertises or identifies only goods, services, facilities, events, or attractions on the premises where located.

2.2.76 **Sign, Outdoor Advertising**
A sign, including billboards, on which the written or pictorial information is intended to advertise a use, product, service, goods, event or facility located on other premises, and which is intended primarily for advertising purposes.

2.2.77 **Sign, Portable**
Any sign not permanently attached to the ground or a building.

2.2.78 **Sign, Temporary**
A sign that is intended to be displayed for a limited period of time, as specified in Section 5.2.10 herein.

2.2.79 **Sign, Wall**
A sign attached to, or erected against, the wall of a building with the face in a plane parallel to the plane of the building wall.

2.2.80 **Sign, Window**
A sign installed on, or in, a window for the purposes of viewing from outside the premises. This term does not include merchandise located in a window.

2.2.81 **Site Plan Review**
A review by the Planning Commission and the Charter Township Board of certain buildings and structures that can be expected to have a significant impact on natural resources, traffic patterns, and on adjacent land usage.

2.2.82 **Solar Collection Panels**
Panels and tiles comprised of semiconductor devices and are typically referred to as photovoltaic cells, which collect and convert solar energy directly into electricity or solar thermal panels that convert solar energy indirectly to heat a fluid, and can also power solar cooling systems.

2.2.83 **Solar Farm**
A large scale facility that converts sunlight into electricity by photovoltaics (PY) array, for the primary purpose of wholesale sales of generated electricity to the electric transmission grid. A roof or ground-mounted solar farm is the primary land use for the parcel on which it is located. A large scale solar energy system exceeds 20kW, and can occupy, in total, more than (5) acres.

2.2.84 **State Licensed Residential Facility**

A structure constructed for residential purpose that is licensed by the state which provides resident services for six (6) or less persons under twenty-four (24) hour supervision or care for persons in need of that supervision.

2.2.85 **Story**

That portion of a building included between the surface of any floor and the surface of the floor above it, or if there is no floor above it, then the space between the floor and the ceiling above it.

2.2.86 **Street**

A public or private thoroughfare which affords the principal means of access to abutting property having a right-of-way not less than sixty-six (66) feet in width.

2.2.87 **Structure**

Anything constructed, erected or placed with a fixed location on the surface of the ground.

2.2.88 **Telecommunications(s) Facility**

A telecommunication facility shall mean and include all structures and accessory facilities relating to the use of radio frequency spectrum for the purpose of transmitting or receiving radio signals. This may include, but shall not be limited to, radio towers, television tower, cellular towers, personal communication services (PCS), specialized mobile radio (SMR), enhanced specialized mobile radio (ESMR), satellite dish facilities, telephone devices and exchanges, microwave relay facilities, telephone transmission equipment buildings, private and commercial radio service facilities, paging and similar services which are licensed and marketed to the general public, except preemptions as stated in the Federal Communications Act of 1996. Not included in this definition are citizen band radio facilities, short wave receiving facilities, federally licensed amateur (HAM) radio facilities, and government facilities that are subject to state or federal law or regulations which preempt municipal regulatory authority and that do not exceed the height limitations for the appropriate zoning district. Also not included are those described facilities which are used by a single household or multiple residential units for the private use of the residents, and facilities which are receivers only and for which charges are not made for viewing the signals being received.

2.2.89 **Transition (Buffer) Strip**

An unused screened open area which reduces the visual or noise impact of one use upon another.

2.2.90 **Travel Trailer**

A vehicle designed as a travel unit for occupancy as a temporary or seasonal living unit, capable of being towed by a passenger vehicle.

2.2.91 **Utilities** ***Adopted 11/19/79***

Any of the following above or below grade services offered by or through the local municipalities or located within the local municipalities: electricity, gas, sewage, water, transportation pipelines, storm water drains and communication cables.

2.2.92 **Vehicle Display**

The display of new or used vehicles offered for sale, rent, or lease and suitable for immediate use and licensing.

2.2.93 **Vehicle Parking**

The parking of licensed operable motor vehicles.

2.2.94 **Vehicle Salvage**

The dismantling of vehicles for salvage or reuse of parts.

2.2.95 **Vehicle Storage**
The storage of vehicles held for repair, sale, salvage, or legal determination of charges or ownership.

2.2.96 **Yard, Front**
An open, unoccupied space extending the full width of the lot between the front lot line and the nearest line of the principal building on the lot.

2.2.97 **Yard, Rear**
An open, unoccupied space extending the full width of the lot between the rear line of the lot and the rear line of the principal building.

2.2.98 **Yard, Side**
An open, unoccupied space on the same lot with the principal building, between the side line of the principal building and the adjacent side line of the lot and extending from the rear line of the front yard to the front line of the rear yard, and if no front yard is required, the front boundary of the side yard shall be the rear line of the lot.

Section 2.3 - UNDEFINED TERMS
Any term not defined herein shall have the meaning of common or standard use.

Section 2.4 - APPLICATIONS OF REGULATIONS
The regulations established by this Ordinance within each zoning district shall be the minimum regulations for promotion and protecting the public health, safety, and general welfare and shall not prelude the establishment of higher or more restrictive standards or requirements for the authorization of any conditional use permit, where such higher or more restrictive standards or requirements are found necessary by the Planning Commission to attain the purposes of this Ordinance.

SECTION 2.5 - RESERVED

ARTICLE III

ESTABLISHMENT OF ZONING DISTRICTS

SECTION 3.1 - ESTABLISHMENT OF ZONING DISTRICTS

The Blackman Charter Township is hereby divided into the following zoning districts:

AG-1 Agricultural District
RO-1 Recreation Open Space District
RNF-1 Rural Non-Farm Residential District
RS-1 Suburban Residential District
RU-1 Urban Residential District
RU-2 Two-Family Urban Residential District
RM-1 Multiple-Family Residential District
PR-1 Planned Residential District
MH-1 Mobile Home Residential District
O-1 Office District
O-2 Office/Research District
C-1 Local Commercial District
C-2 General Commercial District
C-3 Highway Service Commercial District
PC-1 Planned Commercial District
I-1 Light Industrial District
I-2 Heavy Industrial District

SECTION 3.2 - OFFICIAL ZONING MAP

The zoning districts as provided in Section 3.1 of this Ordinance are bounded and defined on a map entitled, "Official Zoning Map", Blackman Charter Township, Jackson County, Michigan, as maintained in the Township Office, is hereby adopted as a part of this ordinance.

3.2.1 **Identification of Official Zoning Map**:

The Official Zoning Map shall be identified by the signature of the Charter Township Supervisor, attested by the Clerk. The Official Zoning Map shall be located in the office of the Clerk and available for examination.

SECTION 3.3 - INTERPRETATION OF DISTRICT BOUNDARY

Except where specifically designated on the Official Zoning Map, the zoning district boundary lines are intended to follow lot lines, the center lines of streets or alleys, the center lines of creeks, streams, or rivers, the center lines of streets or alleys projected, center lines of railroads rights-of-way lines, section lines, one-quarter section lines, on-eighth section lines, or a corporate limit line, all as they existed at the time of the enactment of this Ordinance as subsequently modified and designated as such boundary line. Where a district boundary does not coincide with any of the above lines, the district boundary lines shall be dimensioned on the Official Zoning Map. When the location of a district boundary is uncertain, the Board of Appeals shall interpret the exact location of the district boundary.

SECTION 3.4 - PUBLIC HEARING FOR ZONING

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

3.4.1 **Authority to Grant Zone Change**

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

3.4.2 **Data, Exhibits, and Information Required in Application**

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

3.4.3 **Public Hearing**: *Adopted 06/04/07*

The Planning Commission shall hold a Public Hearing upon any application for a zoning district change, notice of which shall be by newspaper publication. The publication shall not be less than fifteen (15) days preceding the meeting. Notice of Public Hearing shall be sent at least fifteen (15) days prior to the hearing to the owner of the property in question, to all persons to whom any real property within three hundred (300) feet of the premises in question is assessed, and to the occupants of all single and multifamily dwellings, within three hundred (300) feet. The property in question shall be conspicuously posted at least fifteen (15) days prior to the hearing.

3.4.4 **Approval, Grant of Zoning District Change**

Upon holding a public hearing and finding that the requirements of subsections 3.4.2 and 3.4.3 of this Ordinance have been satisfactorily met by the applicant, and the Planning Commission shall recommend approval or disapproval to the Blackman Charter Township Board. The Blackman Charter Township Board shall review all the evidence and recommendations supplied to them by the Planning Commission at their Blackman Charter Township Board meeting. At a public meeting, the Blackman Charter Township Board shall approve or disapprove the zoning request.

SECTION 3.5 - RESERVED

ARTICLE IV

ZONING DISTRICT REGULATIONS

SECTION 4.1 - OPEN DISTRICTS

Open Districts are established to protect land best suited for open use from encroachment of incompatible land uses, and to retain land suited for open space and recreation use for future.

4.1.1. **Agricultural District (AG-1)**

The intent of this district is to set aside land suitable for agricultural related use.

a. **Permitted Uses**:

1. General and specialized farming and agricultural activities except feedlots and the raising, growing or storage of fifteen (15) or more swine and hogs.
2. One animal unit per acre (lot sizes of 10 acres or less)
3. Sale of agricultural products raised or gown on the farm premises including roadside stand for said sales.
4. Single-family detached dwellings.
5. Single-family detached dwellings of two (2) acres or less – to include (non-conforming) may be permitted to raise horses*, and similar animals for the use and/or consumption by the occupants on the premises.
   - The above may be permitted, provided that the animals are kept no less than one hundred (100) feet from any dwelling unit, well or septic system.
6. Home occupations only in accordance with the regulations specified in Article V, Section 5.16.
7. Conservation and/or recreation areas including forest preserves, games refuges, nature reservations, hunt clubs, and similar areas of low intensity use.
8. On-site signs only in accordance with the regulations specified in Article V, Section 5.2.2
9. Essential services and structures of a non-industrial character but not including maintenance depots and warehouse only in accordance with the regulations specified in Article V, Section 5.19.
10. Accessory uses or structures.
11. Telecommunication facilities no more than ten (10) feet in height mounted to any existing structure.

b. **Conditional Uses**:

1. Quarries
2. Golf Courses
3. Group or organized camps, camping grounds, and general or specialized resorts.
4. Aircraft landing area for land occupant only.
5. Public and private daycare, primary and secondary schools, colleges, and universities.
6. Convalescent homes, nursing homes, hospitals, sanitariums, orphanages.
7. Riding academies and stables.
8. Churches and other buildings for religious worship.
9. Cemeteries.
10. Golf driving ranges.
11. Travel trailer parks.
12. Feedlots and the raising, growing or storage of swine and hogs.
13. Animal Hospitals.
14. Kennels.
15. Type III landfills (see section 5.5.10d)

16. Solid waste transfer stations (see section 5.5.10e)
17. A telecommunication facility which meets the requirements of Section 5.24 which does not exceed the height of 200 feet, and which is not attached to an existing structure. ***Adopted: 04/19/99***
18. Solar Energy Systems
19. Uses not specifically authorized as permitted uses or conditional uses in this district, but which are similar in nature to specified permitted or conditionals uses, may be authorized as conditional uses in this district so long as they are similar in nature as other uses in the district and consistent with the general intent of the district. ***Adopted: 05/04/92***

c. **Area, Yard, Height, and Bulk Requirements**:
See Section 4.7

4.1.2 **Recreation Open space District (RO-1)**

The intent of this district is to set aside those lands which, because of their physical characters, would be suitable for recreation and open space use.

a. **Permitted Uses**:
1. Public or private forest preserve, game refuge, golf course and club, park, camping ground, playground or other recreational purpose.
2. Public and private conservation area and structure for the development, protection and conservation of open space, watersheds, water, soil, forest and wildlife resources.
3. A lots may be used for general and specialized farming and agricultural activities including the raising or growing of crops, livestock, poultry and other farm animals, products and foodstuffs, and provided that any lot that is kept as idle cropland shall be so treated as to prevent soil erosion by wind or water and so treated as to prevent excessive growth of obnoxious weeds and shrubs and provided that any lot kept as non-croplands shall be so treated as to prevent soil erosion by wind or water.
4. A lot may be used for the raising or growing of plants, trees, shrubs, and nursery stock.
5. A lot may be used for growing, stripping, and removal there form of sod provided that said lot or portion, thereof shall be reseeded after stripping by fall of the year in which it was stripped as to reduce the actual or potential erosion of soil by water or wind.
6. Essential services and structures of a non-industrial character but not including maintenance depots or warehouses.

b. **Conditional Uses**:
1. Quarries
2. Single-family dwellings, as an accessory use only.
3. Non-profit and commercially operated trails for use by motorcycles, dune buggies, snowmobiles, and similar types of vehicles.
4. Amusement parks
5. Travel trailer parks
6. Skeet, trap, and gun clubs
7. Uses not specifically authorized as permitted uses or conditional uses in this district, but which are similar in nature to specified permitted or conditional uses, may be authorized as conditional uses in this district so as they are similar in nature as other uses in the district and consistent with the general intent of the district. ***Adopted 05/04/92***

c. **Area, Yard, Height and Bulk Regulations**:
See Section 4.7

SECTION 4.2 - RESIDENTIAL DISTRICTS

Occasional sales of household goods and personal property shall be permitted in each of the following residential districts, but such occasional sales, whether they be designated as yard sales, garage sales, porch sales, moving sales, basement sales, or household or personal goods sales, shall not be held on any premises more often than once every ninety (90) days and in no case shall any such sales exceed four (4) days in duration.

A State licensed residential facility shall be permitted in each of the following residential districts.

4.2.1. **Rural Non-Farm Residential District (RNF-1)**:

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

a. **Permitted Uses**:

1. Single-family detached dwellings.
2. On-site signs, only in accordance with the regulations specified in Article V, Section 5.2.3.
3. Essential services, only in accordance with the regulations specified in Article V, Section 5.19.
4. Accessory uses or structures.
5. Raising of poultry, rabbits, and similar small animals for the use and consumption of the occupants on the premises.
6. Horses and ponies as pets shall be permitted provided, they are kept at least one hundred (100) feet from any dwelling unit, well or septic system.
7. Telecommunication facilities no more than ten (10) feet in height mounted to any existing structure.

b. **Conditional Uses**:

1. Planned - unit residential developments. (see section 5.5.10c)
2. Golf courses but not including golf driving ranges.
3. Country clubs; public swimming pools; recreation centers; and parks, playgrounds, and playfields.
4. Churches and other buildings for religious worship.
5. Public and private daycare; primary and secondary schools.
6. Essential service structures of a non-industrial character, but not including maintenance depots or warehouses.
7. Government or community-owned buildings.
8. Home occupations, only in accordance with the regulations specified in Article V, Section 5.16.
9. A telecommunication facility which meets the requirements of Section 5.24 which does not exceed the height of 200 feet, and which is not attached to an existing structure.
10. Uses not specifically authorized as permitted uses or conditional uses in this district, but which are similar in nature to specified permitted or conditionals uses, may be authorized as conditional uses in this district so long as they are similar in nature as other uses in the district and consistent with the general intent of the district. ***Adopted: 05/04/92***

c. **Area, Yard, Height, and Bulk Regulations**:

See Section 4.7

4.2.2. **Suburban Residential District (RS-1)**

This district is designed to provide residential areas principally for moderate suburban densities where necessary urban services and facilities, including central sewerage systems, can be feasibly provided.

a. **Permitted Uses**:

1. Single-family detached dwellings.
2. On-site signs, only in accordance with the regulations specified in Article V, Section 5.2.3.
3. Essential services, only in accordance with the regulations specified in Article V, Section 5.19.
4. Accessory uses or structures.

b. **Conditional Uses**:
1. Planned unit residential developments (Section 5.5.10c)
2. Country clubs, recreation centers, public swimming pools, parks, playgrounds and playfields.
3. Churches and other buildings for religious worship.
4. Public and private daycare, primary and secondary schools.
5. Essential service structures of a non-industrial character but not including maintenance depots or warehouses.
6. Government or community-owned buildings.
7. Golf courses but not including golf driving ranges.
8. Home occupations, only in accordance with the regulations specified in Article V, 5.16.
9. Uses not specifically authorized as permitted uses or conditional uses in this district, but which are similar in nature to specified permitted or conditional uses, may be authorized as conditional uses in this district so long as they are similar in nature as other uses in the district and consistent with the general intent of the district. ***Adopted 05/04/92***

c. **Area, Yard, Height, and Bulk Regulations**:
See Section 4.7

4.2.3 **Urban Residential District (RU-1)**

This district is designed to provide areas principally for high density single-family residential dwellings where necessary urban services and facilities, including central sanitary sewerage systems, shall be provided.

a. **Permitted Uses**:
1. Single-family detached dwelling.
2. On-site signs in accordance with regulations specified in Section 5.2.3.
3. Essential services in accordance with regulations specified in Section 5.19.
4. Accessory uses or structures.

b. **Conditional Uses**:
1. Planned-unit residential development (Section 5.5.10c)
2. Recreation centers, public swimming pools, parks, playgrounds and playfields.
3. Churches and other buildings for religious worship.
4. Public and private daycare, primary and secondary schools.
5. Essential service structures of a non-industrial character but not including maintenance depots or warehouses.
6. Home occupations, only in accordance with the regulations specified in Article V, Section 5.16.
7. Uses specifically authorized as permitted uses or conditional uses in this district, but which are similar in nature to specified permitted or conditional uses, may be authorized as conditional uses in this district so long as they are similar in nature as other uses in the district and consistent with the general intent of the district. ***Adopted 05/04/92***

c. **Area, Yard, Height, and Bulk Regulations**:
See Section 4.7

4.2.4 **Two-Family Urban Residential District (RU-2)**

This district is designed to permit a moderate density of population and a moderate intensity of land use. In those areas where necessary urban services and facilities, including central sewerage systems, can be feasibly provided.

a. **Permitted Uses**:
   1. Single-family detached dwellings.
   2. Two-family dwellings.
   3. On-site signs, only in accordance with the regulations specified in Article V, Section 5.2.3.
   4. Essential services
   5. Accessory uses or structures.

b. **Conditional Uses**:
   1. Planned unit residential developments (Section 5.5.10c)
   2. Public swimming pools, recreation centers, parks, playgrounds and playfields.
   3. Churches and other buildings for religious worship.
   4. Public and private daycare, primary and secondary schools.
   5. Essential service structures of a non-industrial character but not including maintenance depots or warehouses.
   6. Government or community-owned buildings.
   7. Home occupations, only in accordance with the regulations specified in Article V, Section 5.16
   8. Uses not specifically authorized as permitted uses or conditional uses in this district, but which are similar in nature to specified permitted or conditional uses, may be authorizes conditional uses in this district so long as they are similar in nature as other uses in the district and consistent with the general intent of the district. ***Adopted 05/04/92***

c. **Area, Yard, Height, and Bulk Regulations**:
   See Section 4.7

4.2.5 **Multiple-Family Residential District (RM-1)**

This district is designed to permit a high density of population and a high intensity of land use in those areas which are served by a central water supply system and a central sanitary sewerage system, and which abut or are adjacent to such other uses or amenities which support, complement, or serve such a density and intensity.

a. **Permitted Uses**:
   1. Multiple-family dwellings
   2. Two-family dwellings
   3. On-site signs, only in accordance with the regulations specified in Article v, Section 5.2.3.
   4. Essential services, only in accordance with the regulations specified in Article V, Section 5.19.
   5. Accessory uses or structures
   6. Boarding or Rooming house

b. **Conditional Uses**:
   1. Planned-unit residential developments (Section 5.5.10c)
   2. Public swimming pools, recreation centers, parks, playgrounds, and playfields.
   3. Churches and other buildings for religious worship.
   4. Public and private daycare, primary and secondary schools, colleges, and universities.
   5. Hospitals, convalescent or nursing homes, sanitariums, and orphanages for human care.

6. Essential service structures of a non-industrial character but not including maintenance depots or warehouses.
7. Government or community owned buildings.
8. Single-family dwellings.
9. Uses not specifically authorized as permitted uses or conditional uses in this district, but which are similar in nature to specified permitted or conditional uses, may be authorized as conditional uses in this district and consistent with the general intent of the district. ***Adopted 05/04/92***

c. **Area, Yard, Height, and Bulk Regulations**:
See Section 4.7

4.2.6 **Planned Residential District (PR-1)** ***Adopted 03/16/98***

This Planned Residential District (PR-1) is intended to provide flexible land use and design regulations rough the use of performance criteria to allow small-to-large scale neighborhoods or portions thereof to be developed within the township that permit a variety or residential types, containing both individual building sites and common property which are planned and developed as a unit. The planned residential unit should be designed to relate to the character of surrounding areas, and wherever possible should also be capable of functioning as a self-contained residential neighborhood. This district specifically encourages innovation in residential development to enable growing housing demands to be met by greater variety in type, design, and siting of dwellings, and by the conservation and more efficient use of lands in such developments.

While standard zoning and subdivision practices are appropriate for the regulations of land use in areas or neighborhoods that are already substantially developed, these controls represent a type of pre-regulation and regulatory rigidity which can hinder the creation of more attractive, safe and efficient residential areas. Therefore, this district is intended to permit enough flexibility in development design so as to allow the development of the most desirable residential amenities accruing from modern design techniques. Where these techniques are deemed appropriate through the rezoning of land for a PR-1 District, use the dimensional specifications elsewhere in this Ordinance are herein replaced by an approval process in which an approved plan becomes the basis for continuing land use controls.

The Planned Residential District shall achieve the following objectives:

1. Promote maximum choice in the types of environment, housing, lot sizes, and community facilities available to residents.

2. Encourage more usable tracts of land for open space and recreational purposes and for common use.

3. Preserve trees. Outstanding natural topography and geologic features and prevent soil erosion.

4. Encourage creative use of land, which can be planned to relate to surrounding physical development.

5. Attain more efficient use of land as a result of smaller networks of utilities and streets, and thereby lower housing costs.

6. Achieve a development pattern in harmony with the objectives of the Master Plan.

7. Provide an opportunity to locate necessary community facilities within residential neighborhoods.

8. Create a more desirable environment than would be possible through the application of strict zoning requirements applied in other sections of this Ordinance.

A. **General Requirements for Planned Residential Districts**:

1. **Minimum Area**
   The minimum area required to qualify for a PR-1 District shall not be less than ten (10) contiguous acres of land.

2. **Ownership**
   The tract of land for a project must be either in one ownership or the subject of an application Filed jointly by the owners of all properties included (the holder of a written option to purchase land shall for purposes of such application be deemed to be an owner of such land).

   In the case of multiple ownership, the approved plan shall be binding on all owners.

3. **Location of the Planned Residential District**
   This district shall be applicable to any area of the township where the applicant can demonstrate that the characteristics of his holdings will meet the objectives of the PR-1 District.

4. **Permitted Uses**
   All uses within an area designated as a PR-1 District are determined by the provisions of this section and the approved plan of the project concerned.

   a. Residences may be of a variety of types, including one-family, two-family, and multiple-family. In developing a balanced community, the use of a variety of housing types shall be deemed desirable in keeping with the objectives of this district.

   b. Customary accessory or associated uses, such as private garages, storage spaces, recreational and community activities, churches and schools shall be permitted as appropriate to the Planned Residential District.

5. **Land Use and Density**
   Because land is used more efficiently in the PR-1 District, improved environmental quality can often be produced with a greater number of dwelling units per net acre than usually permitted in traditionally zoned residential districts. The Township Planning Commission shall determine in each case the appropriate land use pattern and dwelling unit density for individual projects. These determinations shall be completely documented and justified.

6. **Common Property in the Planned Residential District**:
   Common property in the PR-1 District, consists of a parcel or parcels of land, together with the improvements thereon, the use and enjoyment of which are shared by the owners and occupants of the planned residential development. When common property exists, the ownership of such common property may be either public or private. When common property exists in private ownership, satisfactory arrangements must be made for the improvement, operation, and maintenance of such common property and facilities, including private streets, drives, service and parking areas, and areas for recreation and open space. The Planning Commission may require that all streets, drives and parking areas, or any part of the foregoing, be constructed to Jackson County Public Road standards and be paved.

B. **Planned Residential District Application Procedure and Zoning Approval Process**:

1. **General**

   Whenever any PR-1 District is proposed, before any building permit for the erection of a permanent building in such district shall be granted, and before any part thereof may be filed in the office of the Township Clerk, the developer or his authorized agent shall apply for and secure approval of such PR-1 District in accordance with the following procedures and including subsequent approval of the Preliminary Site Plan and Final Detailed Site Plan by the Township Planning Commission.

2. **Application for Sketch Plan Approval**

   a. In order to allow the Township Planning Commission and the developer to reach an understanding of basic design requirements prior to detailed design, the investment developer shall submit a sketch plan of his proposal to the Township Planning Commission. The sketch plan shall be approximately to scale, though it need not be to the precision of a finished engineering drawing and it shall clearly show the following information:

      1. Boundaries of the property.

      2. The location of the various uses and their areas in acres.

      3. The location and height of all buildings and parking facilities.

      4. The interior roadway system and all existing rights-of-way and easements, whether public or private.

      5. Delineation of the various residential areas indicating for each area its size and composition in terms of total number of dwelling units, approximate percentage allocation by dwelling unit type (i.e., single-family detached, duplex, townhouse, garden apartments, high-rise), plus a calculation of the residential density in dwelling units per net acre (total area excluding interior roadways) for each such area.

      6. The interior open space system.

      7. The overall drainage system.

      8. If grades exceed three percent (3%), or portions of the site have a moderate to high susceptibility to erosion, or a moderate to high susceptibility to flooding and ponding, a topographic map showing contour intervals of not more than two (2) feet of elevation shall be provided along with an overlay outlining the above susceptible soil.

      9. Principal ties to the neighborhood and community with respect to transportation, water supply, and sewage disposal.

      10. General description of the provision of other community facilities, such as schools, recreational facilities, fire protection services and cultural facilities, if any, and some indication of how these needs are proposed to be accommodated.

      11. A location map showing uses and ownership of abutting lands.

b. In addition, the following documentation shall accompany the Sketch Plan:

1. Evidence that the proposal is compatible with the objectives of the official Comprehensive Plan.

2. General statement as to how common open space is to be owned and maintained.

3. If the development is to be staged, a general indication of how the staging is to proceed. Whether or not the development is to be staged, the Sketch Plan of this section shall show the intended total project.

c. The Blackman Charter Township Planning Commission shall review the Sketch Plan and its related documents and shall render either a favorable or unfavorable recommendation to the applicant. Said recommendations shall be made within forty-five (45) days of the hearing to review the Sketch Plan and receipt of all necessary application material, whichever is later.

1. A favorable recommendation shall include a report to the applicant that he may proceed with initiation of the rezoning request. It shall be based on the following findings which shall be included as part of the recommendation:

a. The proposal conforms to the Comprehensive Plan.

b. The proposal meets the intent, objectives, and general requirements of the Planned Residential District as expressed in Section 4.2.6.

c. The proposal is consensually sound in that it meets a community need and conforms to accepted design principles in the proposed functional roadway system, land use configuration, open space system, and drainage system.

d. The Planning Commission may require paved streets meeting Jackson County Road Commission standards, public water, and/or public sewage disposal facilities.

e. The proposal meets all the general requirements of Section 4.2.6.A.

2. An unfavorable recommendation shall state clearly the reasons therefore and, if appropriate, indicate to the applicant what might be necessary in order to receive a favorable recommendation. Within ten (10) days after receiving an unfavorable recommendation, the applicant may, if he/she wishes, initiate a rezoning request, which would be accompanied by an unfavorable recommendation from the Blackman Charter Township Planning Commission.

d. In addition to the hearing on the Sketch Plan, the Chairman of the Blackman Charter Township Planning Commission shall certify when all of the necessary application material has been presented and the Township Planning Commission shall submit its certification to the applicant within thirty (30) day of such certification.

3. **Application for Planned Residential Rezoning**

Upon receipt of a favorable recommendation and certification from the Township Planning Commission or upon application by the applicant within ten (10) days of an unfavorable recommendation the Township Planning Commission rezoning procedures shall be initiated.

4. **Zoning for Planned Residential District**
   If the Township Board grants the PR-1 districting, the zoning map shall be amended, and the applicant must adhere to and follow his Sketch Plan in applying for preliminary site plan approval.

C. Site Plan Approval Process:

1. **Application for Preliminary Site Plan approval**
   Application for Preliminary Site Plan shall be to the Township Planning Commission and shall be in accordance with Article V Site Plan Review and Approval of this Ordinance and including:

   a. An area map showing the applicant's entire holdings, that portion of the applicant's property under consideration, and all properties, subdivisions, streets, and easements within three hundred (300) feet of the applicant's property.

   b. A topographic map showing contour intervals of not more than two (2) feet of elevation shall be provided.

   c. A site plan showing location, proposed use and height of all buildings, location of all parking, areas, with access drives thereto; location of outdoor storage, if any; location of all existing or proposed site improvements, including drains, culverts, retaining walls and fences; description of method of sewage disposal and location of such facilities; location and size of all signs; location and proposed development of buffer areas; location and design of lighting facilities; and the amount of building area proposed for non-residential uses, if any.

   d. A tracing overlay showing all soil areas and their classifications, and those areas, if any, with moderately high susceptibility to flooding, and moderate to high susceptibility to erosion. For areas with potential erosion problems, the overlay shall also include an outline and description of existing vegetation.

2. **Factors for Consideration**
   The Township Planning Commission's review of a Preliminary Site Plan shall include, but is not limited to, the following considerations:

   a. Adequacy and arrangement of vehicular traffic access and circulation, including intersections, roads widths, channelization, traffic controls, and pedestrian movement.

   b. Location, arrangement, appearance, and sufficiency of off-street parking.

   c. Location, arrangement, size and design of buildings, and lighting.

   d. Relationship of the various uses to one another.

   e. Adequacy, type, and arrangement of trees, shrubs, and other landscaping constituting a visual and/or a noise deterring buffer between adjacent uses and adjoining lands.

   f. In the case of multiple dwellings, the adequacy of usable open space for playgrounds and recreation.

g. The Planning Commission may require public water, public sanitary waste disposal facilities and paved streets meeting Jackson County Road Commission standards.

h. Adequacy of structures; roadways, and landscaping, in areas with moderate to high susceptibility to flooding, ponding and/or erosion.

i. Compliance with all regulations of this Ordinance.

3. **Action on Preliminary Site Plan Application**

Within sixty (60) days of the receipt of the application for Preliminary Site Plan approval, the Township Planning Commission shall act on it. If no decision is made within the sixty (60) day period, the Preliminary Site Plan shall be considered approved. The Township Planning Commission's action shall be in the form of a written statement to the applicant stating whether or not the Preliminary Site Plan is approved. A copy of the appropriate minutes of the Township Planning Commission shall be a sufficient report.

The Township Planning Commission's statement may include recommendations as to desirable revisions to be incorporated in the final site plan, of which conformance with, shall be considered a condition of approval.

If the Preliminary Site Plan is disapproved, the Township Planning Commission's statement shall contain the reasons for such findings. In such a case, the Township Planning Commission may recommend further study of the site plan and resubmission of the Preliminary Site Plan to the Township Planning Commission after it has been revised or redesigned.

4. **Request for Changes in Sketch Plan**

If in the site plan development, it becomes apparent that certain elements of the Sketch Plan, as it has been approved by the Township Planning Commission, becomes unfeasible and in need of modification, the applicant shall then present his modifications to the Township Planning Commission as his/her Preliminary Site Plan in accordance with the above procedures. The Township Planning Commission shall then determine whether or not the modified plan is still in keeping with the intent of the PR-1 district, if a negative decision is reached, the site plan shall be considered as disapproved. The developer may then, if he/she wishes, produce another site plan in conformance with the approved Sketch Plan. If an affirmative decision is reached, the Township Planning Commission shall state all of the particulars of the matter and its reasons for feeling the project should be continued as modified, Preliminary site Plan approval may then be given by the Township Planning Commission.

5. **Application for Final Detailed Site Plan Approval**

After receiving approval from the Township Planning Commission on a Preliminary Site Plan, the applicant may prepare his/her final detailed Site Plan, and submit it to the Township Planning commission for final approval; except that if more than twelve (12) months has elapsed between the time of the Township Planning Commission's report on the Site Plan and if the Township Planning Commission finds that conditions have changed significantly in the interim, the Township Planning Commission may require a resubmission of the Preliminary Site Plan for further review and possible revision prior to accepting the proposed Final Site Plan for review.

The final Detailed Site Plan shall conform substantially to the Preliminary Site Plan that has received Preliminary Site Plan approval. It should incorporate any revisions or other features that

may have been recommended by the Township Planning Commission at the preliminary review. All such compliances shall be clearly indicated by the applicant on the appropriate submission.

6. **Action on the Final Detail Site Plan Application**
   Within sixty (60) days of receipt of the application for Final Detailed Site Plan approval, the Township Planning Commission shall render a decision to the applicant. If no decision is made within the sixty (60) day period, the final site plan shall be considered approved.

   a. Upon approving an application, the Township Planning Commission shall endorse its approval on a copy of the Final Detailed Site Plan.

   b. Upon disapproving an application, the Township Planning Commission shall so inform the applicant in writing of its decision and its reason for disapproval. A copy of the appropriate minutes may suffice for this notice. After disapproval of the application, the Township Planning commission may recommend further study of the site plan and resubmission of the Final Detailed Site Plan to the Township Planning commission after it has been revised or redesigned to reflect necessary modifications.

7. **Staging**
   If the applicant wishes to stage his development and he has so indicated as per Section 4.2.6(B)(2)(b)(3), then he may submit only those stages he wishes to develop for Preliminary and Final Detail Site Plan approval in accordance with his staging plan. Any plan which requires more than twenty-four (24) months to be completed shall be required to be staged and a staging plan shall be developed.

D. **Other Regulations Applicable to Planned Residential District**:

1. **Regulation after Initial Construction and Occupancy**
   For the purpose of regulating land development and use property after initial construction and occupancy, any changes other than use changes shall require approval by the Township Planning Commission. Use changes shall require Township Board approval following the recommendation of the Township Planning Commission. It shall be noted, however, that properties lying in Planned Residential Districts are unique and shall be so considered by the Township Planning Commission and Township Board when evaluating these requests, and maintenance of the intent and function of the Planned Residential unit shall be of primary importance.

E. **Financial Responsibility**
No building permits shall be issued for construction within a PR-1 District until public improvements are installed or performance bond posted in accordance with the Township Ordinance.

F. **Site condominium Projects**
All residential sit condominium projects shall be subject to the provisions, rules, regulations and procedures set forth in this Ordinance for a Planned Residential Development District (PR-1). The Planned Residential Development District shall apply to any residential sit condominium project regardless of zoning district in which the condominium project is situated or located. Provided. However, that site condominium projects shall not be subject to the minimum acreage requirements of the Planned Residential Development District.

This provision shall apply to all residential site projects subject to and constructed under the Condominium Act, being Act 59 of 1978, as amended.

G. **Planned-Unit Residential Development**

Planned unit developments are permitted uses in RNF-1 or RS-1, Residential Districts comprising an area of not less than ten (10) acres. Such developments shall follow the procedures set forth in PR-1 Districts. Providing, however, that such development shall be subject to the following criteria and conditions:

1. **Required Covenants, Easements and Provisions**

   The applicant may be required to dedicate land for street and park purposes, public services such as water, sewer or storm drainage, or to restrict areas as open space for common use. The applicant may be required to construct public roads, parks, or public services such as water, sewer or storm drainage.

2. **Density**

   The average density of structures of the tract shall not be greater than the density requirements in the district in which the planned unit development is located.

3. **Uses**

   The use of the land shall be in conformance with the permitted uses of the district in which the proposed plan is to be located.

4. **Feasibility**

   The proposed unit shall be of such size, composition, and arrangement that its construction, marketing, and operation is feasible as complete unit, without dependence on any subsequent unit or development.

5. **Services**

   The Planning Commission may require that highways or streets be paved and meet Jackson County Road Commission Standards, that the project be served by public water, or that the project be served by public sanitary waste disposal facilities.

6. **Tentative Board Approval**

   Following the Sketch Plan Review by the Township Planning Commission the Township Board shall then review such plan, incorporating with any approval of the plan such conditions as the Township Board deems appropriate and consistent with the spirit and goals of this Ordinance and to promote public health, safety, morals and general welfare.

7. **Action by the Application**

   Following approval by the Township Board, the applicant shall then review his application and plan in its approved form and sign a statement that the unit residential development plan shall be binding on the applicant, his heirs, successors and assigns.

8. **Final Approval**

   When the Township Board gives its final approval, a zoning compliance permit shall be issued for the development even though the lot sizes, lot depths, and required distance between group buildings and building heights do not conform in all respects to the regulations of the district in which the project is to be located.

4.2.7 **Mobile Home Residential District (MH-1)**

This district is composed of those areas of the Blackman Charter Township whose principal use is or ought to be mobile home dwellings. The regulations of this district are designed to permit a density of population and an intensity of land use in those areas which are served by a central water supply system and a central sanitary sewerage system, and which abut or are adjacent to such other uses, buildings, structures, or amenities which support, complement, or serve such a density and intensity.

a. **Permitted Uses**:
   1. Mobile Home Subdivisions in accordance with the provisions of Section 4.2.2 RS-1, Suburban Residential District.

b. **Conditional Uses**: (Subject to Site Plan Review in accordance with Section 5.6)
   1. Mobile Home Parks
   2. Sales of mobile homes provided that the sales is clearly subordinate and incidental to the use of the area for mobile home dwelling. The following conditions shall also apply: ***Adopted 11/19/79***
      a. No more than one sales area for mobile homes shall be located in a separate section within the mobile home park. The sales area shall be within a Mobile Home Residential (MH-1) District.
      b. No more than ten (10) mobile homes displayed or offered for sale by the owner and/or his agents may be located in the mobile home park at any one time. The orientation of mobiles homes for display shall be reviewed and established at the time of site plan review by the Blackman Charter Township Planning Commission.
      c. Sales shall be limited to mobile homes.
      d. No mobile home shall be displayed or offered for sale by the owner of park or agent within two hundred (200) feet from a County, State or Federal Road or Highway.
      e. The minimum yard requirements for Mobile Home Residential (MH-1) District shall also apply to the portion of the mobile home park used for sales purposes.
      f. Parking space shall be provided in the designated sales area in accordance with the requirements for the residential area of the Mobile Home Residential (MH-1) District.
   3. Public schools
   4. Churches and other buildings of religious worship.
   5. Uses not specifically authorized as permitted uses or conditional uses in this district, but which are similar in nature to specified permitted or conditional uses, may be authorized as conditional uses in this district so long as they are similar in nature as other uses in the district and consistent with the general intent of the district. ***Adopted 05/04/92***

SECTION 4.3 - OFFICE DISTRICT ***Adopted 09/16/76***

The Office District is designed principally for office use and those uses which are customarily associated with offices and research development.

4.3.1 **Office District (O-1)**

The Office District is designed principally for office use and those uses which are customarily associated with offices.

a. **Permitted Uses**:
   1. Medical and dental clinics
   2. Funeral home
   3. Laboratory, dental or medical
   4. A telecommunication facility which meets the requirements of Section 5.24 which does not exceed the height of 200 feet, and which is not attached to an existing structure.

5. Offices of architects, engineers, surveyors, and other professions of similar nature.
6. Office of executive, administrative, legal, accounting, insurance, real estate, and uses of similar nature.
7. Essential service structure of a non-industrial character.
8. On-site signs in accordance with regulations specified in Section 5.2.4.
9. Telecommunication facilities no more than ten (10) feet in height mounted to any existing structure.

b. **Conditional Uses**:
1. Hospitals, sanitariums, and charitable institutions for human care.
2. Schools and colleges
3. Churches and other buildings of religious worship.
4. Recreation open space.
5. A telecommunication facility which meets the requirements of 5.24 which does not exceed the height of 200 feet, and which is not attached to an existing structure. **Adopted 04/19/99**
6. Uses not specifically authorized as permitted uses or conditional uses this district, but which are similar in nature to specified permitted or conditional uses, may be authorized this district, but which are similar in nature to specified permitted or conditional uses, may be authorized as conditional uses in this district so long as they are similar in nature as other uses in the district and consistent with the general intent of the district. ***Adopted 05/04/***92

c. Area, Yard, Height, and Bulk Regulations:
See Section 4.7

4.3.2 **Office/Research District (O-2)** ***Adopted 11/17/03***
The Office/Research District is designed for research facilities to serve the needs of commerce, industry, business and education. The prime characteristics of this district are the low intensity of land coverage by utilizing campus-like developments and preserving significant natural features, and the absence of nuisance factors such as excess noise, heat or glare, air pollution or wastewater production.

a. **Permitted Uses**:
1. Research, development, design, testing, technical training, and related activities for industrial, scientific, educational, and business enterprises.
2. Laboratories for the research, development and testing of engineered components, including, but not limited to, medical, optical, dental and pharmaceutical products.
3. Offices for the following occupations: executive, administrative, and professional, including engineering and engineering sales, but excluding medical and dental offices. **Adopted 06/04/**07
4. Data processing and computer centers including computer programming and software development, training, service and maintenance of electronic data processing equipment.
5. Pilot manufacturing facilities for engineering, laboratory, scientific, electronic and research instruments, engineered products or components and associated equipment.
6. Printing, publishing, duplicating and photographic processing.
7. On-site signs in accordance with regulations specified in Section 5.2.4

b. **Conditional Uses**:
1. Hospitals, sanitariums, and charitable institutions for human care.
2. Schools and colleges
3. Churches and other buildings of religious worship.
4. Recreation open space.

5. Uses not specifically authorized as permitted uses or conditional uses this district, but which are similar in nature to specified permitted or conditional uses, may be authorized this district, but which are similar in nature to specified permitted or conditional uses, may be authorized as conditional uses in this district so long as they are similar in nature as other uses in the district and consistent with the general intent of the district.

c. Area, Yard, Height, and Bulk Regulations:
See Section 4.7

SECTION 4.4 - COMMERCIAL DISTRICTS

The Local Commercial District, General Commercial District, Highway Commercial District and Planned Commercial District are designed to limit compatible commercial enterprises at appropriate locations to encourage efficient traffic movement, parking, and utility service; advance public safety; and protect surrounding property. The commercial districts are designed to regulate the location of these business uses according to well considered plan which determined the types of such uses and the intensity of land, street and highway use in each such district; potential nuisances and hazards which may cause unsafe conditions; and the relationship of commercial uses to each other and to other area's devoted to agricultural, residential, or industrial use and to streets and highways. The purpose of each commercial district is further stated below.

4.4.1 **Local Commercial District (C-1)**

This district is designed to encourage planned and integrated groupings of stores that will retail convenience goods and provide personal services to meet regular and recurring needs of the neighborhood resident population. To these ends, certain uses which would function more effectively in other districts and would interfere with the operation of these business activities and the purpose of this district, have been excluded, all displays, and sales shall be located in the building.

a. **Permitted Uses**:
1. Personal services, including barber shops and beauty salons; medical and dental clinics; dry cleaners and self-service laundromats; and repair shops for watches, shoes, radios, televisions, and optical goods.
2. Business services include banks, loan offices, real estate offices, and insurance offices.
3. Offices of an executive, administrative, or professional nature.
4. Retail sale of foods, drugs, notions, books, and similar convenience goods.
5. On-site signs, only in accordance with the regulations as specified in Article V, Section 5.2.4.
6. Essential services and structures of a non-industrial character.
7. Accessory uses or structures.
8. Telecommunication facilities no more than ten (10) feet in height mounted to any existing structure.

b. **Conditional Uses**:
1. Planned unit commercial developments.
2. Churches and other buildings for religious worship.
3. Government or community owned buildings but not including schools.
4. A telecommunication facility which meets the requirements of Section 5.24 which does not exceed the height of 200 feet, and which is not attached to an existing structure. ***Adopted 04/19/99***
5. Kennel ***Adopted 12/18/17***
6. Recreation open space
7. Uses not specifically authorized as permitted or conditional uses in this district, but which are similar in nature to specified permitted or conditional uses, may be authorized as conditional uses in this district so long as they are similar in nature as other uses in the district and consistent with the general intent of the district. ***Adopted 05/04/92***

c. **Area, Yard, Height and Bulk Regulations**:
See Section 4.7

4.4.2 **General Commercial District (C-2)**

This district is intended to encourage planned and integrated groupings of retail, service, and administrative establishments which will provide convenience and comparison goods and provide personal and professional services for the entire area and to accommodate commercial establishments which cannot be practically provided in a local commercial area.

a. **Permitted Uses**:
1. Any use permitted in the Local Commercial District.
2. Business schools; including dance schools, music schools and art schools.
3. Indoor retail sales establishment.
4. Indoor commercial amusement and recreation services, including theaters, bowling alleys, roller rinks and ice-skating rinks.
5. Eating and drinking establishments but not including the drive-in types.
6. Clubs and lodges
7. Funeral homes
8. Printing establishments
9. On-site signs, only in accordance with the regulations specified in Article V, Section 5.2.5.
10. Accessory uses or structures.
11. Essential service and structures of a non-industrial character.
12. A telecommunication facility not exceeding 25 feet in height.

b. **Conditional Uses**:
1. Automobile service stations
2. Hotels or motels
3. Small animal clinics
4. Drive-in business services
5. Drive-in eating and drinking establishments
6. New automotive dealership, vehicle display and service with accessory used car sales.
7. Sales, service and display of recreational vehicles.
8. Churches and other buildings for religious worship.
9. Government or community owned buildings, not including schools.
10. Car wash facilities
11. Manufactured housing sales. ***Adopted 11/19/79***
12. Commercial self-storage facilities
13. Warehouses, truck terminals, and other storage type structural facilities. Such uses shall not include general outdoor storage operations but are limited to such uses where outdoor parking or storage is incidental to the primary indoor use operated in a structure. ***Adopted 10/03/88***
14. A telecommunication facility which meets the requirements of Section 5.24 which does not exceed the height of 200 feet, and which is not attached to an existing structure. ***Adopted 04/19/99***
15. Convalescent or Nursing Homes ***Adopted 06/26/00***
16. Used car sales ***Adopted 04/03/06***
17. Kennel ***Adopted 12/18/17***
18. Recreation open space
19. Uses not specifically authorized as permitted uses or conditional uses in this district, but which are similar in nature to specified permitted or conditional uses, may be authorized as conditional

uses in this district so long as they are similar in nature as other uses in the district and consistent with the general intent of the district. ***Adopted 05/04/92***

c. **Area, Yard, Height, and Bulk Regulations**:
See Section 4.7

4.4.3 **Highway Service Commercial District (C-3)**

This district is intended to provide various commercial establishments offering accommodations, supplies, and services to locals as well as through automobile and truck traffic. These districts should be prepared at locations along major thoroughfares or adjacent to the interchange ramps of a limited access highway facility and should encourage grouping of various facilities into center discourage dispersion of these activities.

a. **Permitted Uses**:
1. Any use permitted in the Local or General Commercial Districts.
2. Automobile service stations.
3. Sales, rental, service and display of vehicles.
4. Drive-in retail and service establishments, except drive-in theaters.
5. On-site and off-site signs, only in accordance with regulations as specified in Article V, Sections 5.2.5 and 5.2.6.
6. Motels and hotels
7. Eating and drinking establishments
8. Essential services and structures of a non-industrial character.
9. Accessory uses or structures.
10. Indoor and outdoor commercial amusements.
11. Carwash facilities
12. A telecommunication facility not exceeding 25 feet in height.

b. **Conditional Uses**:
1. Motor vehicle repair garages
2. Drive-in theaters (see section 5.5.10b)
3. Manufactured housing sales ***Adopted 11/19/79***
4. Commercial self-storage facilities
5. Warehouses, truck terminals and other storage type structural facilities with such uses shall not include general outdoor storage operations but are limited to such uses where outdoor parking or storage is incidental to the primary indoor use operated in a structure.
6. Adult Drive-In Motion Picture Theater
7. Adult Entertainment
8. Adult Physical Culture Center Establishment ***Adopted 03/16/98***
9. Adult Motion Picture Theater
10. Adult Supply store
11. A telecommunication facility which meets the requirement of Section 5.24 which does not exceed the height of 200 feet, and which is not attached to an existing structure. ***Adopted 04/19/99***
12. Kennel ***Adopted 12/18/17***
13. Churches and other buildings for religious worship.
14. Recreation open space
15. Uses not specifically authorized as permitted uses or conditional uses in this district, but which are similar in nature to specified permitted or conditional uses, may be authorized as conditional uses in this district so long as they are similar in nature as other uses in the district and consistent with the general intent of the district. ***Adopted 05/04/92***

4.4.4 **Planned Commercial District (PC-1)**

The intent of this district is to provide flexible land use and design regulations for regional commercial shopping centers through the use of performance criteria. The Planned Commercial District shall be designed to relate to the character of surrounding areas, and whenever possible should be capable of functioning as a self-contained commercial development. This district specifically encourages innovations in shopping center development to enable greater variety in type, design, and sitting and to achieve a more efficient use of land in such developments.

The Planned Commercial District shall achieve the following objectives:

1. Encourage creative and innovative techniques for shopping center development.

2. Attain more efficient use of land as a result of smaller networks of utilities and street.

3. Encourage adequate buffers, setbacks, internal traffic circulation, and other amenities as may be needed to protect surrounding properties.

A. **General Requirements for Planned Commercial Districts**:

1. **Minimum Area** - The minimum area required to qualify for a PC-1 District shall not be less than ten (10) contiguous acres of land.

2. **Ownership** - The tract of land for a project must be either in one ownership or the subject of an application filed jointly by the owners of all the properties included (the holder of a written option to purchase land shall for purposes of such application be deemed to be an owner of such land).
Adopted 12/05/94
In the case of multiple ownership, the approved plan shall be binding to all owners.

   If a portion or all of the parcel zoned PC-1 is subsequently conveyed to a third party or is occupied by a third party as a tenant that successor in title or tenant shall be bound by all of the rules, regulations, and restrictions of the PC District in the same manner that the original applicant was bound by the Zoning Ordinance. Sale of a portion of the parcel or a lease of a portion of the parcel shall not prevent or prohibit development of the portion sold in accordance with the PC rules and regulations, nor shall such sale or lease remove said portion of the parcel from the PC zoning designation.

3. **Location of the Planned Commercial District** - This District shall be applicable to any area of the Blackman Charter Township where commercial shopping venter development is appropriate and where the applicant can demonstrate that the characteristics of his holdings will meet the objectives of the PC-1 Districts.

4. **Permitted Uses** – Only uses permitted in the General Commercial District (C-2). Except for conditional uses include automobile service stations and government or community owned building, but not including schools.

B. **Area, Yard, Height, and Bulk Regulations**:

While standard zoning practices are appropriate for the regulation of land use in areas or neighborhoods that are already substantially developed, these controls represent a type of pre-regulation and regulatory rigidity which can hinder the creation of more attractive, safe, and efficient

commercial shopping centers. Therefore, the intent of this district is to permit enough flexibility in development design to allow the development of the most desirable commercial amenities occurring from modern shopping center design techniques but protecting adjacent residential areas. Were these techniques are deemed appropriate through the rezoning of land for a PC -1 District, use and dimensional specifications elsewhere in this Ordinance are herein replaced by an approved plan becomes the basis for continuing land use controls

C. **Site Plan Review and Approval**:
The PC-1 District requires Site Plan Review and approval in accordance with the provisions specified in Section 5.6.

SECTION 4.5 – INDUSTRIAL DISTRICT

It is recognized by this Ordinance that the value to the public of designating certain areas for certain types of industrial uses is represented in the employment opportunities afforded to citizens and the resultant economic benefits conferred upon the Blackman Charter Township. In order that this value may be maintained and this use encouraged, this Ordinance has established two zoning districts designed to regulate the location of industrial uses according to a well-considered plan which reflects the types of such uses and the intensity of land, street, and highway uses in each such district; potential nuisances and hazards which may cause unsafe and unhealthy conditions; and the relationship of industrials uses to each other areas devoted to agricultural, residential, or commercial use and to streets, highways, and other means of transportation. To these ends, certain uses which would function more effectively in other districts and would interfere with the operation of these industrial activities, and the purpose of these districts have been excluded. The purpose of each industrial district is further stated below.

4.5.1 **Light Industrial District (I-1)**

This district is designed to provide suitable space for light industrial uses which operate in a safe, non-objectionable and efficient manner, and which are compatible in appearance with and require a minimum of buffering measures from adjoining non-industrial zoning district. These uses generate a minimum of noise, glare, odor, dust, vibration, air and water pollutants, fire explosive and radioactive hazards, and other harmful obnoxious matters.

a. **Permitted Uses**:
1. Wholesale merchandising or storage warehouses.
2. Vehicle repair garage, and body shop, but not including junk yard.
3. Trucking terminals
4. Farm machinery and equipment sales and repair.
5. Contractor's yard
6. Industrial office buildings
7. General service and repair establishments include dyeing, cleaning, or laundry works and upholstery or appliance repair.
8. Assembly and manufacture, from prefabricated parts, of household appliances electronic products, and similar products; or the processing assembling of parts for production of finished equipment.
9. Skilled trade services, including plumbing, electric, heating, printing, and painting establishments.
10. Research and testing laboratories
11. Essential services and structures
12. On-site and off-site signs only in accordance with the regulations as specified in Article V, Sections 5.2.5 and 5.2.6.
13. Commercial self-storage facilities

14. Telecommunication facilities: There shall be no maximum height limitation to any existing telecommunication facility and their attendant structures, providing such structure has a fall-down area no less than the height of the telecommunication facility. **Adopted 04/19/99**
15. Airport hangers and accessory structures located on FAA regulated airport.

b. **Conditional Uses**:
1. Generally including those light manufacturing uses similar to the permitted uses in this district which do not create any more danger to health and safety in surrounding areas and which do not create any more offensive noise, vibration, smoke, dust, lint, odors, heat, or glare than that which is generally associated with light industries of the type specifically permitted.
2. Airports and landing areas
3. Type III landfills (see section 5.5.10d)
4. Solid waste transfer stations (see section 5.5.10e)
5. Adult Drive-In Motion Picture Theater ***Adopted 03/16/98***
6. Adult Entertainment
7. Adult Physical Culture Center Establishment ***Adopted 03/16/98***
8. Adult Motion Picture Theater
9. Adult Supply Store
10. Used Car Sales ***Adopted 04/03/06***
11. Kennel. ***Adopted 12/18/17***
12. Churches and other buildings for religious worship.
13. Recreation open space
14. Uses not specifically authorized as permitted uses or conditional uses in this district, but which are similar in nature to specified permitted or conditional uses, may be authorized as conditional uses in this district so long as they are similar in nature to other uses in the district and consistent with the general intent of the district. ***Adopted 05/04/92***

c. **Area, Yard, Height, and Bulk Regulations**:
See Section 4.7

4.5.2 **Heavy Industrial District (I-2)**

This district is designed to provide suitable space for industrial operations of all types that can comply with all provisions of this Ordinance and can assure protection of the public interest and surrounding property and persons.

a. **Permitted Uses**:
1. Any use permitted in the Light Industrial District.
2. All industrial uses, except those designated as conditional uses, not in conflict with any enacted state or local laws, or any provisions of this Ordinance. For the purposes of this section, the requirement that a use have a local or state permit, of any nature or type, before commencing operations shall not be deemed to be a conflict with any state, local law or provision of this Ordinance.
3. Railroad terminals
4. Adult Drive-In Motion Picture Theater ***Adopted 03/16/98***
5. Adult Entertainment
6. Adult Physical Culture Center Establishment
7. Adult Motion Picture Theater
8. Adult Supply Store

9. Telecommunications facilities. There shall be no maximum height limitation to any existing telecommunication facility and their attendant structures, providing such structure has a fall-down area no less than the height of the telecommunication facility. ***Adopted 04/19/99***

b. **Conditional Uses**:
   1. Junk yards, including vehicle salvage (see section 5.5.10a)
   2. Vehicle storage yards
   3. Sanitary landfills
   4. Slaughterhouses, rendering plants, and animal transfer depots.
   5. Bulk storage of flammable, corrosives, explosives, and radioactive materials.
   6. Airports and landing areas.
   7. Type III landfills (see section 5.5.10d)
   8. Solid waste transfer stations (see section 5.5.10e)
   9. Sewage treatment facilities
   10. Used car sales ***Adopted 04/03/06***
   11. Kennel ***Adopted 12/18/17***
   12. Churches
   13. Recreation open space
   14. Uses not specifically authorized as permitted uses or conditional uses in this district, but which are similar in nature to specified permitted or conditional uses, may be authorized as conditional uses in this district so long as they are similar in nature to other uses in the district and consistent with the general intent of the district.

c. **Area, Yard, Height, and Bulk Regulations**:
   See Section 4.7

SECTION 4.6 – OPEN SPACE PRESERVATION ***Adopted 12/16/02***

Open Space Preservation: In order to comply with Section 16(h), as added to the Township Zoning Act by Public Act 177 of 2001, notwithstanding the generally applicable minimum lot frontage/lot width and minimum lot area per dwelling unit requirements of the Ordinance, land zoned for residential development may be developed, at the option of the landowner, as a conditional use in the applicable zoning district with the same number of dwelling units that could otherwise be developed on the land under existing ordinances, laws, and rules on not more than 50% of the land, if all of the following apply:

1. The land is zoned at a density equivalent to 2 or fewer dwelling units per acre; or, if the land is served by public sewer system, 3 or fewer dwelling units per acre.

2. Not less than 50% of the land area will remain perpetually in an undeveloped state by means of conservation easement, plat dedication, restrictive covenant, or other legal means that runs with the land.

3. The development does not depend upon the extension of a public sewer or public water supply system, unless development of the land without the exercise of the development option provided by this provision would also depend upon such an extension.

4. The development option provided pursuant to this section has not previously been exercised with respect to the subject property.

   The development of land under this section is subject to all other applicable ordinances, laws, and rules, including but not limited to:

a. The provisions of the Zoning Ordinance that are not in conflict with and preempted by Section 16(h) of the Township Zoning Act as added by 2001 Public Act 177 (MCL 124.286h)

b. The Land Division Act (formerly the Subdivision Control Act, MCL 560.101, et seq.)

c. Any ordinance regulating the division of land, the platting of land into subdivisions, or creation of a site condominium.

d. Rules relating to suitability of groundwater for on-site water supply for land not served by public water.

e. Rules relating to suitability of soils for on-site sewage disposal for land not served by public sewers.

As used in this section, the term undeveloped state means a natural state preserving natural resources, natural features, or scenic or wooded conditions; agricultural use; open space; or a similar use or condition. This ter does not include a golf course, but may include recreational trail, picnic area, children's play, greenway, or linear park.

SECTION 4.7 – DISTRICT AREA, YARD, HEIGHT AND BULK REGULATIONS

ZONING DISTRICT	ZONING SYMBOL	LOT REQUIREMENTS			MAX. ALLOWED DENSITY (DWELLING UNITS PER GROSS ACRES)***	MIN. YARD REQUIREMENTS (SETBACKS)			MAXIMUM BUILDING HEIGHT REQUIREMENTS		MIIMUM TRANSITION STRIP REQUIREMENTS	REMARKS
		Min. Lot Area[1]	Min. Lot Width	Max. Lot Coverage		Front	Side	Rear	Principal	Accessory		
Agricultural	AG-1	2 acres	200′	10%	0.5	60′	30′ 60′*	50′	2 Story or 35′	80′*****	None	Single-family detached dwelling unit
		5 acres			--							All other uses
Recreational Open Space	RO-1	5 acres	300′	10%	0.2	60′	20′ 60′*	50′	2 Story or 35′	80′	None	--
Rural Non-Farm Residential[2]	RNF-1	1 acre	150′	20%	1.0	60′	20′ 60′*	35′	2 Story or 30′**	16′	None	Single-family detached dwelling unit
		2 Acres			--							All other uses
Suburban Residential[2]	RS-1	10,000 sq ft	75′	30%	4.3	35′	10′ 25′ total 35′*	20′	2 Story or 30′**	16′	None	Single-family detached dwelling units with central sewage
		15,000 sq ft	90′		2.9							Single-family detached dwelling units without central sewage
		1 acre	120′		--							All other uses
Urban Residential[2]	RU-1	7,500 sq ft	60′	30%	5.8	35′	10′ 25′ total	25′	2 Story or 30′**	16′	None	Single-family detached dwelling
		1 acre			--							All other uses
Two-Family Urban Residential[3]	RU-2	7,500 sq ft	60′	30%	5.8	35′	10′ 25′ total	25′	2 Story or 30′**	16′	That the rear yard setback be three (3) times the height of the proposed multi-family dwellings if less than a visual screening be provided per discretion of the planning commission	Single-family with central sewage
		12,500 sq ft	90′		3.4							Single-family without sewage
		15,000 sq ft			2.9							Two-family with central sewage
		25,000 sq ft	--		1.7							Two-family without central sewage
		1 acre			--							All other uses
Multi-Family Residential[3]	RM-1	7,500 sq ft	60′	--	5.8	35′	10′ 25′ total 35′*	25′	3 Story or 35′	16′	That the rear yard setback be three (3) times the height of the proposed multi-family dwellings if less than a visual screening be provided per discretion of the planning commission	Single-family detached dwelling unit
		10,000 sq ft	80′		4.3							Two-family detached dwelling unit
		15,000 sq ft	120′		17.2***							15,000 sq ft first 3 units plus 2,000 sq ft for each additional dwelling
		2 acres	120′		--							All other uses

* Corner lot
** (See 4.7.4b) One additional foot of side, rear and front yard setback required for everyone foot of building height over 25 feet if any part of the lot abuts a residential district
*** Maximum allowed density (dwelling units per gross acre) represents density per acre (43,560 sq ft), inclusive of streets, parks, all other land uses
**** 17.2 units for the first acre, plus 21.7 units per acre for each additional acre
***** Does not include signs
1 Lot width for CUL-DE-SAC will be determined as required setback
2 Preliminary Plat review required
3 Site Plan approval by Planning Commission

SECTION 4.7 – DISTRICT AREA, YARD, HEIGHT AND BULK REGULATIONS

ZONING DISTRICT	ZONING SYMBOL	LOT REQUIREMENTS			MAX. ALLOWED DENSITY (DWELLING UNITS PER GROSS ACRES)***	MIN. YARD REQUIREMENTS (SETBACKS)			MAXIMUM BUILDING HEIGHT REQUIREMENTS		MIIMUM TRANSITION STRIP REQUIREMENTS	REMARKS
		Min. Lot Area[1]	Min. Lot Width	Max. Lot Coverage		Front	Side	Rear	Principal	Accessory		
Planned Residential Development[3]	PR-1	(see PR-1 district)			--	--	--	--	--	--	None	--
Mobil Home Residential***[3]	MH-1	For Mobil Home Subdivisions										
		10,000 sq ft	75’	50%	4.3	35’	10’ 25’ total 35’*	20’	2 Story or 30’***	16’	None	Mobile home site with central sewage
		15,000 sq ft	90’		2.9							Mobile home site without central sewage
		For Mobile Home Parks										
		5,000 sq ft	35’	50%	--	8’ 20’ total	10’ 25’ total	8’ 20’ total	1 Story or 15’	16’	See MH-1 District	Mobil home site within a Mobile Home Park
		10 acres			8.7							Minimum site size of a Mobile Home Park
Office Research[3]	O-1	10,000 sq ft	80’	35%	--	35’	10’ 25’ total 25’*	25’	2 Story or 35’	25’	Fence, wall or hedge 6 ft in height abutting a residential district. Also 20’ deep landscape strip along a public street if adjacent to public street.	Uses with central sewage and water systems
		15,000 sq ft	100’		--							Uses without central sewage and water systems
Office Research	O-2	10,000 sq ft	80’	35%	--	35’	10’ 25’ total 25’*	25’	2 Story or 35’	25’	Fence, wall or hedge 6 ft in height abutting a residential district. Also 20’ deep landscape strip along a public street if adjacent to public street.	Uses with central sewage and water systems
		15,000 sq ft	100’		--							Uses without central sewage and water systems
Local Commerical[3]	C-1	10,00 sq ft	80’	25%	--	35’	20’ 35’*	35’	25’	25’	Fence, wall or hedge 6 ft in height abutting a residential district. Also 20’ deep landscape strip along a public street if adjacent to public street.	Uses with central sewage and water systems
		15,000 sq ft	100’									Uses without central sewage and water systems

* Corner lot
** (See 4.7.4b) One additional foot of side, rear and front yard setback required for everyone foot of building height over 25 feet if any part of the lot abuts a residential district
*** Maximum allowed density (dwelling units per gross acre) represents density per acre (43,560 sq ft), inclusive of streets, parks, all other land uses
**** 17.2 units for the first acre, plus 21.7 units per acre for each additional acre
***** Does not include signs
1 Lot width for CUL-DE-SAC will be determined as required setback
2 Preliminary Plat review required
3 Site Plan approval by Planning Commission

SECTION 4.7 – DISTRICT AREA, YARD, HEIGHT AND BULK REGULATIONS												
ZONING DISTRICT	ZONING SYMBOL	LOT REQUIREMENTS			MAX. ALLOWED DENSITY (DWELLING UNITS PER GROSS ACRES)***	MIN. YARD REQUIREMENTS (SETBACKS)			MAXIMUM BUILDING HEIGHT REQUIREMENTS		MIIMUM TRANSITION STRIP REQUIREMENTS	REMARKS
		Min. Lot Area[1]	Min. Lot Width	Max. Lot Coverage		Front	Side	Rear	Principal	Accessory		
General Commercial[3]	C-2	10,000 sq ft	80’	25%	--	35’	20’ 35’*	20’	35’**	35’**	Fence, wall or hedge 6 ft in height abutting a residential district. Also 20’ deep landscape strip along a public street if adjacent to public street.	Uses with central sewage and water systems
		15,000 sq ft	100’									Uses without central sewage and water systems
Highway Service Commercial[3]	C-3	15,000 sq ft	100’	25%	--	35’	20’ 35’*	35’	35’**	35’**	Fence, wall or hedge 6 ft in height abutting a residential district. Also 20’ deep landscape strip along a public street if adjacent to public street.	--
Planned Commercial District[3]	PC-1	(See PC-1 District)			--	--	--	--	--	--	--	--
Light Industrical[3]	L-1	20,000 sq ft	100’	25%	--	35’	20’ 35’*	35’	35’	35’	Buffer strip to be 5’ wide and fence, wall or hedge 6 ft in height abutting a residential or commercial district. Also 20’ deep landscape strip along a public street if adjacent to public street.	--
Heavy Industrial[3]	I-2	3 acres	300’	25%	--	50’	60’ 50’*	60’	35’	35’	Buffer strip to be 5’ wide and fence, wall or hedge 6 ft in height abutting a residential or commercial district. Also 20’ deep landscape strip along a public street if adjacent to public street.	--

* Corner lot
** (See 4.7.4b) One additional foot of side, rear and front yard setback required for everyone foot of building height over 25 feet if any part of the lot abuts a residential district
*** Maximum allowed density (dwelling units per gross acre) represents density per acre (43,560 sq ft), inclusive of streets, parks, all other land uses
**** 17.2 units for the first acre, plus 21.7 units per acre for each additional acre
***** Does not include signs
1 Lot width for CUL-DE-SAC will be determined as required setback
2 Preliminary Plat review required
3 Site Plan approval by Planning Commission

4.7.1 **Compliance with Regulations**

a. No building or structure shall hereafter be erected or altered to exceed the height to occupy a greater percentage of lot area; to have narrower or smaller rear yards, front yards, side yards, and other open spaces than prescribed for the district in which the building or structure is located.

b. No yard or lot existing at the time of passage of this Ordinance shall be reduced in dimension or area below the minimum requirements set forth for the district in which the yard or lot is located. Yards or lots created after the effective date of this Ordinance shall meet at least the minimum requirements established by this Ordinance.

c. No part of a yard or other open space required for or in connection with any structure for the purpose of complying with this ordinance, shall be included as part of a yard or open space similarly required for any other structure.

d. Essential services shall not be subject to district area, height, yard and bulk regulations, but shall be approved by the Zoning Administrator to assure that they do not interfere with or jeopardize the health, safety and welfare of the residents and surrounding uses. ***Adopted 05/04/92***

4.7.2 **Yard Measurements**

a. Lots which abut on more than one street shall provide the required front yards along every street.

b. All front, side, and rear yards shall be the minimum perpendicular distance measured from the principal structure, excluding all projections not exceeding three (3) feet in length from the structure wall.

4.7.3 **Lot Width**

Width of a lot shall be considered to be the distance between straight lines connecting front and rear lot lines at each side of the lot, measured across the rear of the required front yard; provided, however, that width between said lot lines at their foremost points (where they intersect with the street line) shall not be less than eighty (80%) percent of the required lot width, except in the case of lots on the turning circle of cul-de-sacs, where the eighty (80%) percent requirements shall not apply.

4.7.4 **Height Exceptions**

Exceptions to the maximum height regulations for each district specified in this Ordinance may be permitted subject to the following provisions:

Height Limitations

The limitations affecting the height of structures shall not apply to the following apparent appendages and structures provided they comply with all other provisions of this or any other applicable ordinances, parapet walls, chimneys, smokestacks, church spires, flagpoles, radio and television towers, penthouse for mechanical equipment, and water tanks.

Increased Height

Building height in excess of the height above average ground level allowed in any district may be permitted by the Board of Appeals provided all minimum front, side, and rear yard depths are increased on (1) foot for each additional one (1) foot of height and provided that adequate fire protection and compatibility with existing structures heights can be demonstrated.

4.7.5 **Accessory Structures**

a. No detached accessory building or structure shall be located closer than ten (10) feet to any other building or structure.

b. All detached accessory structures in any residential district shall be subject to the same dimensional requirements affecting the principal structure, except however, such accessory structure may be placed not less than five (5) feet from any rear lot line or the rear yard portion of any side lot line; and shall not exceed sixteen (16) feet in height.

c. All accessory structures in non-residential districts shall be subject to the same standards and requirements as specified in tables of Section 4.7

4.7.6 **Distance Between Grouped Buildings**

In addition to the required setback lines provided elsewhere in this Ordinance, in group dwellings (including semi-detached and multiple dwellings) the following minimum distances shall be required between each said dwelling.

a. Where buildings are front to front or front to rear, three (3) times the height of the taller building, but not less than seventy (70) feet.

b. Where buildings are side to side, one (1) times height of the taller building but not less than twenty (20) feet.

c. Where buildings are front to side, rear to side, or rear to rear, two (2) times the height of the taller building but not less than forty-five (45) feet.

4.7.7 **Lot Building Relationship**

Hereafter, every structure erected, altered, or moved shall be located on a lot as defined in this Ordinance, and except in the use of an approved multiple-family development, there shall be no more than on (1) principal structure and its permitted accessory structures located on each recorded parcel or lot in the Agricultural District and any Residential District. ***Adopted 01/12/15***

SECTION 4.8 - RESERVED

ARTICLE V

SUPPLEMENT REGULATIONS

SECTION 5.1 - PURPOSE

It is the purpose of this article of this ordinance to provide regulations and requirements that supplement the provisions contained under the respective district regulations in Article IV and may or may not apply in all zoning districts.

SECTION 5.2 - SIGN REGULATIONS ***Adopted 01/12/15***

5.2.1 **Purpose**

The purpose of this Section is to regulate on-site and outdoor advertising to protect the public health, safety and general welfare, to protect property values, and to protect the character of the various neighborhoods in the Blackman Charter Township.

The principal features are the restriction of advertising to the use of the premises on which the sign is located and the restriction of the total sign area permissible per site. Any sign placed on land or on a building for the purpose of identification or for advertising a use conducted on the premises shall be deemed an accessory use. It is intended that the display of signs will be appropriate to the land, building, or use to which they are appurtenant and be adequate, but not excessive, for the intended purpose of identification or advertisement. With respect to signs advertising business uses, it is specifically intended, among other things, to avoid excessive competition and clutter among sign displays. Outdoor advertising signs (billboards), which advertise products or businesses not connected with the site or building on which they are located, are deemed to constitute a principal use of a lot.

5.2.2 **Reserved**

5.2.3 **General Sign Regulations**

The following regulations shall apply to all signs in the Blackman Charter Township:

a. **Illuminated Signs**

1. **Residential Districts** - Only indirectly illuminated signs shall be allowed in any residential district provided such sign is so shielded as to prevent direct light rays from being visible from a public right-of-way or any adjacent residential property.

2. **Commercial, Office Research Development and Industrial Districts** - Indirectly or internally illuminated signs are permitted provided such signs are so shielded as to prevent direct light rays from being visible from a public right-a-way or any adjacent residential property.

3. No sign shall create an appearance of a traffic signal. Nothing contained in this Ordinance shall be construed as preventing use of lights or decorations related to religious and patriotic festivities. Beacon lights or search lights shall not be permitted as a sign for advertising purposes except as provided in Section 5.2.10 Temporary Signs.

4. All illuminated signs shall comply with the applicable Michigan Electrical Code provisions concerning sign and wiring.

b. **Measurement of Sign Area**

The area of a sign shall be computed as including the entire area within a regular geometric form or combination of such forms comprising all the display area of the sign and including all the elements of

the matter displayed as measured three (3) inches in from the outside border of said geometric form or combination of forms.

c. **Height of Sign**
No free-standing sign shall exceed a height of thirty-five (35) feet.

d. **Setback Requirements for Signs**
All signs shall be set back from the adjacent road by a distance of not less than one-half (1/2) of the setback required for a structure on said parcel as provided for in the setback requirements of this Zoning Ordinance.

e. **Business Flags**
Business flags shall be permitted in commercial, office, wholesale, and warehousing, research and development, and industrial zoning districts, subject to the following regulations:

1. The flags shall be located on the same lot as the business building or use.

2. Notwithstanding any other provision of this Ordinance, business flags shall meet the yard requirements for signs and the height limits for structures in the zoning district in which they are located.

3. The area of each business flag shall not be included in the sign area that is permitted on a lot.

4. Not more than one business flag shall be permitted for each public road frontage of the lot on which it is located.

5. All business flags shall be set back from adjacent roads no less than one-half (1/2) of the minimum setback required for a structure on said parcel as provided for this Zoning Ordinance.

5.2.4 **Signs Permitted in All Districts**
Subject to the other conditions of this Ordinance, the following signs shall be permitted anywhere within the Blackman Charter Township.

a. Off premise signs which bear names, information and emblems of service clubs, places of worship, civic organizations, and public uses shall be permitted. Each sign shall be not more than eight (8) square feet in area, shall not exceed a height of eight (8) feet, and shall be set back a minimum of ten (10) feet from the property line. All signs shall be consolidated within a single frame, if more than one sign is placed at one location.

b. Signs which direct traffic movement onto or within a property and which do not contain any advertising copy, and which do not exceed eight (8) square feet in area for each sign. Horizontal directional signs, on and flush with paved areas may exceed eight (8) square feet.

c. One church, civic organization, public building, or school announcement bulletin shall be permitted on any site that contains a church, civic organization, public building, or school regardless of the district in which it is located, provided said bulletin does not exceed thirty-two (32) square feet in area where the speed limit is forty-five (45) miles per hour or less and sixty (60) square feet in area where the speed limit is forty-six (46) miles per hour or more and a height of twenty-five (25) feet, and is set back from an adjacent road a minimum of one-half (1/2) of the setback required for a structure on said parcel as provided in this Zoning Ordinance.

5.2.5 **Prohibited Signs**

The following regulations shall apply to all signs in the Blackman Charter Township:

a. **Miscellaneous Signs and Posters**

Tacking, pasting, or otherwise affixing signs or posters that are visible from a public way, and located on the walls of buildings, barns, sheds, or on trees, poles, posts, or fences shall be prohibited. Warning signs, such as "no trespassing" and "no hunting" and other postings required by law shall be exempt from this provision.

b. **Swinging Signs**

Signs that swing or otherwise noticeably move as a result of wind pressure because of the manner of suspension or attachment shall be prohibited.

c. **Moving Signs**

Any sign or any portion thereof that moves, twirls or has any motion to its parts shall be prohibited. This section shall not be deemed to prohibit a message center with continuing animation or graphics.

d. **Parking of Advertising Vehicles**

No person shall park any vehicle or trailer on a public right-of-way, which has attached thereto or located thereon any sign or advertising device for the purpose of directing people to a business or activity. Currently licensed vehicles and trailers that have painted upon them in a permanent manner the name of the product which they deliver and/or the name and address of the owner shall be excluded from this provision.

e. **Abandoned Signs**

Signs that advertise an activity, business, product or service no longer conducted or available on the premises on which the sign is located, shall be prohibited.

f. **Signs Within Right of Way**

No sign may be erected within the right of way unless the placement of same is expressly approved by the Jackson County Department of Transportation.

g. **Unclassified Signs**

The following signs are prohibited:

1. Signs that imitate an official traffic sign or signal which contains the words "stop", "go slow", "caution", "danger", "warning", or similar words except as otherwise provided in this Section.

2. Signs that are of a size, location, content, coloring, or manner of illumination which may be confused with or construed as a traffic control device or which hide from view any traffic or street sign or signal or which obstruct the view in any direction at a street or road intersection.

3. Signs that contain statements, words or pictures of an obscene, pornographic or immoral character.

4. Signs that are painted directly onto a wall or any other part of a building.

5. Signs that painted on or attached to any fence or any wall that is not a structural part of a building except to identify a residence.

6. Signs that emit audible sound, odor, or visible matter.

7. Roof signs that extend above the peak of the roof.

5.2.6 **Permitted Signs in Recreation-Conservation and Agricultural Districts**

a. One sign advertising the type of farm products grown on a farm premises. Such sign shall not exceed twenty-four (24) square feet in area

b. One identification sign shall be permitted for each public street frontage having curb cut for a vehicle entrance, for a school, church building or other authorized use or lawful nonconforming use except a home occupation. Each sign shall not exceed thirty-two (32) square feet in area.

c. One identification sign shall be permitted for a home occupation. The sign shall not exceed three (3) square feet in area and shall be attached flat against the front wall of the building.

5.2.7 **Permitted Signs in Residential Districts**

a. One identification sign shall be permitted for each public street frontage of a subdivision, multiple family building development, or a mobile home park. Each sign shall not exceed thirty-two (32) square feet in area. One additional sign advertising "For Rent" or "Vacancy" may be placed on each public street frontage of a rental residential development provided that such sign shall not exceed three (3) square feet in area and is incorporated into the identification sign. Each sign shall be set back not less than five (5) feet from the right-of-way line of any public street and shall not exceed four (4) feet in height.

b. One identification sign shall be permitted for each public street frontage having driveway for a school, church, public building, or other authorized use or lawful nonconforming use, except home occupation. Each sign shall not exceed thirty-two (32) square feet in area and eight (8) feet in height.

c. One identification sign shall be permitted for a home occupation. The sign shall not exceed three (3) square feet in area and shall be attached flat against the front wall of the building.

5.2.8 **Permitted Signs Commercial, Office and Industrial Districts**

On-site canopy or marquee signs, wall signs, and free-standing signs are permitted in all commercial, office, and industrial districts subject to the following conditions:

a. Signs permitted for a single building on developed lots or groups of lots developed as one lot, not in a business center subject to Section 5.2.8 (b):

1. **Area** - Each developed lot shall be permitted at least eighty (80) square feet of sign for all exterior on-site signs. The area of exterior on-site signs permitted for each lot shall be determined as two (2) square feet of sign area for each one (1) linear foot of building length which faces one public street.

2. **Number** - Each developed lot shall be permitted three (3) exterior on-site signs. For every developed lot that has frontage on two collector or arterial streets, four (4) exterior on-site signs shall be permitted. Only one freestanding identification sign shall be permitted on any street frontage. All businesses without ground floor frontage shall be permitted one (1) combined exterior wall sign, in addition to the number of signs allocated to the developed lot. The total area of all exterior signs shall not exceed the total sign area permitted in Section 5.2.8 (a)(1).

b. Signs permitted for a shopping center, office park, industrial park, or other integrated group of stores, commercial buildings, office buildings or industrial buildings, not subject to Section 5.2.8 (a):

1. **Free Standing Signs** - Each business center shall be permitted with one free standing identification sign for each frontage on a public street. Each sign shall state only the name of the business center and the tenants located therein. The maximum permitted sign area shall be determined as one (1) square foot for each on (1) linear foot of building which faces one public street. The maximum area for each free-standing sign shall be two hundred (200) square feet. Tenants of a business center shall not permit individual free-standing identification signs.

2. **Wall Signs** - Each business in a business center with ground floor frontage shall be permitted one exterior wall sign. The sign area for such an exterior wall sign shall be computer as one (1) square foot for each one (1) linear foot of building frontage occupied by the business. All businesses without ground floor frontage shall be permitted one combined exterior wall sign not more than twenty-four (24) square feet in area.

3. **Park Signs** - A free-standing sign, identifying the primary tenants in an office park or an industrial park, may be installed at the entrance(s) to a park. Each parcel in a park will be allowed one (1) available space on a park sign. Each space shall be no larger than eight (8) inches by forty-eight (48) inches. Park signs shall be no higher than six (6) feet above the height of the public road at the point of the centerline most closely adjacent to the sign. No park sign shall be greater than eight (8) feet long. All park signs shall be located no closer to an adjacent road than one-half (1/2) of the minimum setback required for a structure on said parcel as provided in this Zoning Ordinance.

c. A time and temperature sign shall be permitted in addition to the above permitted signs, provided that ownership identification or advertising copy does not exceed ten (10) percent of the total sign area and further provided that the total area of the sign does not exceed thirty (30) square feet.

d. No canopy or marquee sign shall extend into a public right-of-way except by variance granted by the Zoning Board of Appeals. In granting such a variance the Board of Appeals shall assure that the requirements of Section 7.3 of this Ordinance are complied with; that the minimum clearance of such sign is eight (8) feet measured from the sidewalk surface to the bottom edge of the sign; that the sign does not obstruct pedestrian or vehicular view; and that the sign does not create a hazard for pedestrian or vehicular traffic.

e. In addition to the provisions of Section 5.2.8 (a) and (b) preceding, an automobile service station may have one additional sign for each public street frontage having a driveway, for the purpose of advertising gasoline prices and other services provided on the premises. Said sign shall be mounted on a free-standing structure or on the structure of another permitted sign, provided that clear views of street traffic by motorists or pedestrians are not obstructed. Said sign shall not exceed eight (8) square feet in area.

f. **Service Station Signs** - No signs shall be attached to light standards. Signs are permitted on fuel pump canopies in which case the maximum sign size shall be ten (10%) of the area of the canopy.

5.2.9 **<u>Outdoor Advertising Signs (Off-Site Signs)</u>**

Outdoor advertising signs shall be permitted only in accordance with the following regulations:

a. Outdoor advertising signs shall be permitted only on undeveloped and unimproved lots in agricultural districts on state or federal highways, C-3, I-1, and I-2 districts, and shall be considered the principal use of such lots. Signs shall not be placed on a lot with any other building thereon, and no other structure shall be placed on a lot where such sign is located.

b. Where two (2) or more outdoor advertising signs are located along the frontage of a street or highway, they shall be not less than one thousand (1,000) feet apart. A double face (back to back) of a V-type structure shall be considered a single sign provided the interior angle of such signs does not exceed twenty (20) degrees.

c. The total surface area, facing in the same direction, of any outdoor advertising sign, shall not exceed three hundred (300) square feet. Signes may be single or double-faced and shall contain no more than two (2) faces or panels.

d. Outdoor advertising signs shall not exceed twenty (20) feet in height from ground level. The permitted height may be increased to forty (40) feet by the Zoning Administrator if it can be shown that excessive grades, buildings, bridges, and similar conditions obstruct views of the sign.

e. Outdoor advertising signs shall not be erected on the roof of any building nor have one sign above another.

f. Outdoor advertising signs shall be allowed to have their copy changed by electronic process provided that each message shall remain static for no less than six (6) seconds and that each change of copy is completed within six (6) seconds or less. Signs of this type may only be located adjacent to State or Federal highways or withing C-3, I-1 and I-2 district.

5.2.10 **Temporary Signs**

a. In single-family and two-family districts one sign for each public street frontage advertising a recorded subdivision or development shall be permitted. Each sign shall not exceed sixty-four (64) square feet in area. Each sign shall be removed within four (4) years after it is erected or when eighty (80%) percent of all lots or units within the subdivision or development are sold, whichever comes first.

b. In multiple-family districts one sign, not to exceed sixty-four (64) square feet in area shall be permitted on each public street frontage of a new multiple-family development for the purpose of advertising new dwelling units for rent or sale. Each sign shall be removed within (60) days oof the initial rental or sale of seventy (70%) percent of the dwelling units within the development.

c. In all Commercial and Industrial Districts, a sign designed as portable or mobile which is in compliance with Section 5.2.3 may be used on each street frontage. A valid Temporary Sign Permit shall be required for each sign in each location. Permits shall be issued for a maximum of thirty (30) days within a ninety (90) day period upon payment of a fee established by the Blackman Charter Township. Each sign will further comply with the following:

    1. Signs may be illuminated provided; however, such signs shall not contain strobe lights or constitute a safety hazard. In no case shall an electrical cord be run across a parking lot to power such a sign.

    2. All signs shall be placed no closer than ten (10) feet to the street right-of-way line.

    3. Signs shall not exceed thirty-two (32) square feet in area.

4. Signs shall not exceed six (6) feet in height measured from the surface of the ground.

5. The complete sign unit shall be firmly anchored.

d. Banners, pennants, search lights, sandwich board signs, sidewalk signs shall be allowed for up to ninety (90) cumulative days within a calendar year and such items shall be prohibited thereafter.

e. Balloons or other inflatable figures not exceeding fifty (50) feet in height shall be allowed for up to ninety (90) cumulative days within a calendar year and such items shall be prohibited thereafter.

f. One identification sign shall be permitted for all building contractors, one for all professional design firms and one for all lending institutions on sites under construction, each sign not to exceed six (6) square feet in area, with not more than a total of three (3) such signs permitted on one site. IF all building contractors, professional design firms and lending institutions join together in one identification sign, such sign shall not exceed thirty-two (32) square feet in area, and not more than one sign shall be permitted on a site. Signs shall have a maximum height of ten (10) feet and shall be confined to the site of the construction, construction shed or construction trailer and shall be removed within fourteen (14) days after the issuance of a certificate of occupancy.

g. Temporary signs announcing any annual or semi-annual public, charitable, educational or religious event or function, located entirely within the premises on which the event of function is to occur, shall be permitted. Maximum sign area shall not exceed thirty-two (32) square feet. Signs shall be allowed no more than fourteen (14) days in a calendar year. If building mounted, signs shall not exceed six (6) feet in height. Signs shall be set back in accordance with Section 5.2.3 (d) of this Ordinance.

h. Temporary real estate direction signs, not exceeding three (3) square feet in area and four (4) in number, showing a directional arrow and placed back of the property line, shall be permitted on approach routes to an open house for forty-eight (48) hours in advance and on the day of the open house. Signs shall not exceed three (3) feet in height and may not be placed on any property without the permission of the owner.

i. In residential district one (1) temporary real estate “For Sale”, “For Rent”, or “For Lease” sign, located on the property and not exceeding six (6) square feet in area shall be permitted. In all other zoning districts one (1) sign of this type shall be permitted, provided it does not exceed thirty-two (32) square feet in area and is set back in accordance with Section 5.2.3 (d) of this Ordinance. If the lot has multiple frontages one additional sign not exceeding six (6) square feet in area in residential districts or thirty two (32) square feet in area in all other districts shall be permitted. Under no circumstances shall more than two (2) such signs be permitted on a lot. Such signs shall be removed within seven (7) days following the sale, rent, or lease. In no case shall a sign advertising the sale, rent, or lease of a building that is not located on the property on which the sign is located, be permitted.

5.2.11 **Exempted Signs**

The following types of signs are exempted from all provisions of this Ordinance, except for construction and safety regulations and the following standards:

a. Signs of a non-commercial nature and in the public interest, erected by, or on the order of a public officer, in the performance of a public duty, such as directional signs, regulatory signs, warning signs, and information signs.

b. Political campaign signs shall be removed no later than five (5) days following the election or primary.

c. Names of building, date of erection, monument citations, commemorative tablets, and the like, when carved into stone, concrete, or similar material or made of other permanent type construction and made an integral part of the structure.

d. Garage sale, yard sale, or other temporary sale signs where less than six (6) square feet in area and displayed on the owner's premises or on other premises with permission for a period of not more than seventy-two (72) continuous hours.

e. A violation of the Section shall result in summary removal of the signs by the Blackman Charter Township in accordance with Section 5.2.14.

5.2.12 **Nonconforming Signs**

Every permanent sign which does not conform to the height, size, area, or location requirements of this section as of the date of the adoption of the Ordinance from which this Section is derived, is hereby deemed to be nonconforming.

a. Nonconforming signs shall not be altered, expanded, enlarged, or extended; provided, however, that nothing in this article shall prohibit the repair of a lawful nonconforming sign or outdoor advertising structure, provided that such repair does not exceed an aggregate cost of fifty (50%) percent of the appraised replacement cost thereof as determined by the Building Inspector. The repaired sign shall be not greater in size, height, or any panel dimension than the existing sign.

b. Outdoor advertising signs that are non-conforming solely because of their proximity to other outdoor advertising signs shall be permitted to be repaired or replaced. The repaired or replaced sign shall be no greater is size, height, or any panel dimension than the existing sign.

c. For purposes of this Section, a nonconforming sign may be diminished in size or dimension or the copy of the sign amended or changed without jeopardizing the privilege of nonconforming sign use.

d. Any non-conforming sign which for a period of ninety (90) days or more no longer advertises a bona fide business conducted, service performed, or product sold, shall be removed by the owner of the building, structure, or property upon which such sign is located, within thirty (30) days of receipt of written notice by the Zoning Administrator.

5.2.13 **Permits and Fees**

a. A permit shall be required to erect or replace a sign that is regulated by Section 5.2.4 and 5.2.6 through 5.2.10 (c herein). The application shall be made by the owner of the property, or authorized agent thereof, to the Township Zoning Administrator, by submitting the required forms, fee, exhibits and information. Fees for sign permits shall be established by resolution of the Township Board.

b. An application for a sign permit shall contain the following:
   1. The applicant's name and address in full, and a complete description of the relationship to the property owner.
   2. If the applicant is not the property owner, the signature of the property owner concurring in submittal of the application.
   3. The address of the property.
   4. An accurate scale drawing of the property showing location of all buildings and structures and their uses, and location of the proposed sign.

5. A complete description and scale drawing of the sign, including all dimensions and the area in square feet.

c. All signs shall be inspected by the Township Zoning Inspector for conformance to this Ordinance prior to placement on the site.

d. A sign permit shall become null and void if the work for which the permit was issued has not been completed within a period of six (6) months after the date of the permit. Said sign permit may be extended for a period of thirty (30) days upon request by the applicant and approval of the Zoning Administrator.

e. Painting, repainting, cleaning and other normal maintenance and repair of a sign or a sign structure, unless a structural or size change is made, shall not require a sign permit.

f. Signs for which a permit is required shall be inspected periodically by the Building Inspector for the compliance with this Ordinance and other codes, requirements and laws of the Blackman Charter Township, including but not limited to the Michigan Electrical Code, State Construction Code, and Michigan Mechanical Code.

5.2.14 **Removal of Signs**

a. All signs erected as exempt signs under Section 5.2.11 (d) shall be moved by the Blackman Charter Township without notice should the sign remain displayed for more than seventy-two (72) continuous hours.

b. The Zoning Administrator shall order the removal of any sign erected or maintained in violation of this Ordinance except for legal nonconforming signs. Thirty (30) days' notice in writing shall be given to the owner of such sign or of the building, structure, or premises on which said sign is located to remove the sign or to comply with this Ordinance. The Township may after thirty (30) days' notice remove the sign. The Township shall also remove the sign immediately and without notice if it reasonably appears that the condition of the sign is such as to present an immediate threat to the safety of the public. Any cost of removal incurred by the Township shall be assed to the owner of the property on which such sign is located and may be collected in the manner of ordinary debt or in the manner of taxes and such charge will be a lien on the property.

c. A sign shall be removed by the owner or lessee of the premises upon which the sign is located within thirty (30) days after the business which it advertises is no longer conducted on the premises. If the owner or lessee fails to remove the sign, the Township shall remove it in accordance with the provisions stated in Section 5.3.14 (b) preceding. These removal provisions shall not apply where a subsequent owner or lessee conducts the same type of business and agrees to maintain the signs to advertise the type of business being conducted on the premises and provided the signs comply with the other provision of this Ordinance.

SECTION 5.3 - OFF-STREET PARKING REQUIREMENTS *Adopted 12/21/98*

In all districts, there shall be provided at the time of any building, structure, or use is established, enlarged, or increased in capacity, off-street parking, loading and unloading spaces for motor vehicles with requirements herein specified. Such off-street parking spaces shall be maintained and shall not be encroached upon by structure or other uses so long as the principal building, structure, or use remains, unless an equivalent number of such spaces are provided elsewhere in conformance with this Ordinance. Site access routes shall be limited and defined.

Plans and specifications showing required off-street parking, loading and unloading spaces, including the means of site access and interior circulation, shall be submitted to the Zoning Inspector for review at the time of application for a zoning compliance permit, for the erection or enlargement of a building.

The Planning commission may at its sole discretion alter the requirements set forth herein, provided that the owner applies to the Planning Commission, showing good cause why these requirements should be altered.

5.3.1 **Off-Street Parking**

Where required:

a. Off-street parking for motor vehicles shall be provided as herein prescribed for the use of occupants, employees, and patrons of a principal use hereafter erected, altered, or expanded after the effective date of this Ordinance. Required off-street parking shall be maintained so long as the principal use remains, unless an equivalent number of such spaces are provided elsewhere in conformance with this Ordinance.

b. No off-street parking which exists at the time this ordinance becomes effective or which is provided for the purpose of complying with provisions of this ordinance shall thereafter be reduced below the requirements established by this ordinance.

1. Parking and Vehicle Storage Restrictions

a. Residential Districts

Overnight parking of motor vehicles in residential districts shall be limited to passenger vehicles, and not more than one commercial vehicle of the light delivery type shall be permitted per dwelling unit. The parking of any other type of commercial vehicle, except for those parked on school or church property, is prohibited in a residential zone. The parking of any vehicles or trailers that are loaded with trash or refuse is prohibited in a residential zone except as needed for the immediate loading of such materials to remove the same from the property.

Private or commercially owned semi-trucks or a combination of both are not allowed to park at any time, including overnight parking in a residential district. Parking of these vehicles will be allowed only in commercial or industrial districts. Short time parking for such as deliveries and moving vans is allowed.

b. Commercial and Industrial Districts

The requirements for off-street parking is not intended to provide for the storage of vehicles or prolonged parking in any such parking area.

Parking or storage of trucks over one (1) ton and semi-trailers, except those owned and operated by the principal use of the lot, shall be prohibited for a period of more than seventy-two (72) hours in a month. The only exception to requirement shall be vehicle storage space used in connection with or relation to a motor vehicle repair use shall be exempt from these provisions.

In commercial districts the temporary use of a storage trailer shall be allowed pending construction of a permanent storage structure. Providing, however, that temporary storage may take place only after a building permit has been taken out for the permanent storage structure, and the temporary use of a storage trailer/shipping container shall terminate upon completion of the storage structure or the expiration of the building permit, whichever first occurs.

c. All Districts
Storage of products, materials or equipment in semi-trailers/shipping containers shall be prohibited in any zoning district, except in the AG-1 and I-2 Districts. Additional storage requirements are set forth in Sections 5.9 of this Zoning Ordinance.

Sales of products, merchandise, or other materials from semi-trailers/shipping container shall be prohibited in any zoning district.

d. Recreational Vehicles
See Section 5.11 of the Zoning Ordinance.

2. Location of Parking
Required off-street parking facilities shall be located on the same lot as the principal building or on a lot within three hundred (300) feet thereof except that distance shall not exceed one hundred fifty (150) feet for any dwelling unit. This distance specified shall be measured from the nearest point to the parking facility is required to serve.

3. Required Screening
Off-street parking which will about residentially zoned or used property shall be screened in accordance with Section 4.7 of the Zoning Ordinance.

4. Determining Requirements
For the purpose of determining off-street parking requirements, the following units of measurement shall apply:
a. Floor Area
In the case of where floor area is the unit for determining the required number of off-street parking spaces, said unit shall mean the gross floor area, except that such floor area need not include any area used for parking within the principal building and need not include any area used for incidental service storage, installations of mechanical equipment, penthouse housing ventilators and heating systems, and similar uses.

b. Employees
For requirements stated in terms of employees, the calculation shall be based upon the maximum number of employees likely to be on the premises during the largest shift.

c. Places of Assembly
In stadiums, sports arena, churches and other places assembly in which those in attendance occupy benches, pews or other similar seating facilities, each twenty-four (24) inches of such shall be counted as one (1) seat. In cases where a place of assembly has both fixed seats and open assembly area, requirements shall be computed separately for each type and added together.

d. Fractions
When units of measurement determining the number of required parking spaces result in requirements of a fractional space, any fraction up to and including on-half (2) shall be disregarded and fractions over one-half (2) shall require one (1) parking space.

5. Off-Street Parking Requirements

a. Any use which requires a site plan under the provisions of Section 5.6 shall comply with the provisions of this Section. The amount of required off-street parking spaces for new uses or buildings, and additions to existing buildings shall be determined in accordance with the schedule set forth in Section 5.3.2(b)(6). Where multiple uses occur, parking shall be calculated based on each use.

b. Similar uses and requirements. When a use is not specifically mentioned, the requirements of off-street parking for a similar use shall apply.

6. Schedule of Off-Street Parking Requirements ***Adopted 02/21/17***

USE	PARKING SPACES	
	MINIMUM	**MEASUREMENT**
Residential Uses		
a. One- or Two-Family Dwellings	2.00	per dwelling unit
b. Multiple-Family Dwellings	2.00	per dwelling unit; plus
	1.00	per 6 dwelling units
c. Senior Citizen Housing	1.50	per dwelling unit
d. Mobile Home Park	2.00	per mobile home site (per the Mich. Admin Code r.125.1925); plus
	1.00	per 3 dwelling units (per the Mich. Admin Code r.125.1926)
Institutional Uses		
a. Churches	1.00	per 4 seats based on maximum seating capacity in the main place of assembly therein
b. Private Clubs and Lodges	1.00	per 4 individual members allowed within the maximum occupancy load as established by fire and/or building code
c. Hospitals	1.00	per administrative, professional and staff member on maximum shift; plus
	1.00	per 4 beds
d. Convalescent Homes, Homes for the Aged, Nursing Homes, Children's Home	1.00	per administrative and staff member on maximum shift; plus
	1.00	per 6 beds
e. Trade Schools, Colleges and Universities	1.00	per administrative and staff member on maximum shift; plus
	7.00	per classroom
f. High Schools	1.00	per administrative and staff member on maximum shift; plus
	6.00	per classroom
g. Elementary and Middle/Junior High Schools	1.00	per administrative and staff member on maximum shift; plus
	1.50	per classroom
h. Child Care, Group Day Care Homes and Nursery Schools	1.00	per administrative and staff member on maximum shift; plus
	1.00	per 5 students of licensed capacity
i. Stadiums, Sports Arenas & Auditoriums	1.00	per 5 seats based on maximum seating capacity
j. Libraries and Museums	1.00	per 250 square feet of floor area; plus
	1.00	per employee on maximum shift

General Commercial Uses:		
a. Retail stores, except as otherwise specified herein	1.00	per 150 square feet of floor area
b. Supermarkets, Drugstores and other self-serve retail establishments	1.00	per 200 square feet of floor area
c. Convenience Stores	1.00	per 200 square feet of floor area
d. Planned Shopping Center	1.00	per 150 square feet of floor area for the first 15,000 square feet
	1.00	per 200 square feet of floor area in excess of 15,000 square feet
e. Furniture, Appliances, Hardware and Household Equipment Sales	1.00	per 350 square feet of floor area
f. Motels and Hotels, Lodging Houses and Boarding Houses	1.25	per guest bedroom; plus
		the amount required for accessory uses such as taverns and cocktail lounges
g. Fast Food Restaurants	1.00	per 100 square feet of floor area
h. Sit-Down Restaurants	1.00	per 3 seats, based on maximum seating capacity
i. Taverns and Cocktail Lounges (other than fast food restaurants)	1.00	per 3 people allowed within maximum occupancy load as established by fire and/or building codes
j. Garden Stores, Building Material Sales, and Open-Air Businesses	1.00	per 500 square feet of building floor area devoted to sales and display; plus
	1.00	per 2,000 square feet of warehouse floor area; plus
	1.00	per 1,500 square feet of lot area used for open air display and sales
k. Movie Theaters	1.00	per 2 seats based on the maximum seating capacity
Automotive Uses		
a. Auto Sales	1.00	per 200 square feet of showroom floor; plus
	2.50	per service stall
b. Automobile Repair Facilities including Collision and Bump Shops	2.50	per service stall; plus
	1.00	per service vehicle
c. Automobile Service Stations	1.00	per pump unit; plus
	2.50	per service stall; plus
	TBD	the amount required for accessory uses such as convenience stores
d. Automobile Washes (self-serve)	1.00	per every 2 stalls; plus
	1.00	per each vacuum station; plus
		see Section 5.3.4
e. Automobile Washes (automatic)	1.00	per 250 square feet of floor area of customer waiting and service area; plus
	1.00	per each vacuum station
Office and Service Uses		
a. Medical and Dental Offices	1.00	per 200 square feet of floor area
b. Business and Professional Offices	1.00	per 250 square feet of floor area
c. Banks	1.00	per 250 square feet of floor area
d. Barber and Beauty Shops	2.50	per chair
e. Funeral Homes	1.00	per 4 people allowed with maximum occupancy load as established by fire and/or building codes
Recreational Uses		

a. Bowling Alleys	3.5	per bowling lane; plus
		the amount required for accessory uses such as taverns and cocktail lounges
b. Private Tennis, Swim, Golf Clubs or Other Similar Uses	1.00	per 4 people allowed with maximum occupancy load as established by fire and/or building codes
c. Golf Course	4.50	per each hole; plus
		the amount required for accessory uses such as taverns and cocktail lounges
d. Equestrian Training Facilities	1.00	per each 3 stalls; plus
	1.00	per employee
e. Assembly Halls other than Schools	1.00	per 5 seats
Industrial Uses		
a. Industrial, Manufacturing or Research Establishments	1.00	per 250 square feet of office floor area; plus
	1.00	per 2 people on maximum shift
b. Warehouse and Wholesale Establishments	1.00	per 250 square feet of office floor area; plus
	1.00	per 2 people on maximum shift
c. Contractor's Office	1.00	per 250 square feet of office floor area; plus
	1.00	per 2 people on maximum shift
	1.00	per each contractor's vehicle or item of equipment stored outside of the building

7. Off-street Parking Design and Construction
   a. All parking lots, maneuvering lanes, driveways or loading area required for uses other than single or two family residence shall be hard surfaced with asphalt or concrete and shall be completed prior to a certificate of occupancy being issued. The Planning Commission shall have the discretion of waiving certain hard surface paving requirements provided the following conditions are met:

      1. The proposed driveways, loading, turnaround or storage areas will receive only limited use and are not used for employee parking, customer parking, or primary access.

      2. Gravel surfacing and potential problems arising from dust or scattered gravel shall not impact neighboring properties.

      3. Hard surfacing will significantly increase storm water run off and create a potential for flooding an/or soil erosion.

   b. Ingress and egress to the parking lot shall be provide by limited and clearly defined drives. All internal access drives and/or maneuvering lanes which provide the principal means of access for emergency vehicles to the site and/or buildings shall be a minimum of twenty-two (22) feet in width.

   c. Wheel stops or curbing shall be provided to prevent any vehicle from encroaching upon pedestrian walkways or damaging required landscaping.

   d. Access to parking spaces shall be designed so as not to obstruct free flow of traffic. There shall be adequate provision for ingress to and egress from all parking spaces to ensure ease of ability, ample clearance, and safety of vehicles and pedestrians.

e. Plans for layout of automobile off-street parking facilities shall be in accordance with the following minimum regulations.

PARKING PATTERN	MANEUVERING LANE WIDTH		PARKING SPACE DIMENSION	
PATTERN	ONE-WAY	TWO-WAY	WIDTH	LENGTH
0° Parallel	12 ft.	20 ft.	9 ft.	24 ft.
30° - 53°	12 ft.	20 ft.	9 ft.	18 ft.
51° - 74°	15 ft.	22 ft.	9 ft.	18 ft.
75° - 90°	20 ft.	22 ft.	9 ft.	18 ft.

f. Truck and Recreational Vehicle Parking. In addition to parking required for passenger vehicles set forth in Section 5.3.1 (b)(6), off street parking for buses, trucks, and recreational vehicles at restaurants, service stations, and similar establishments, shall be of sufficient size to adequately serve such vehicles and not interfere with other vehicles that use the same facilities. Such space shall not be less than ten (10) feet in width and fifty-five (55) feet in length. Upon review of the site plan, the Planning Commission shall determine if separate truck and recreational vehicle parking is required for the proposed us.

g. Barrier Free Parking. In addition to parking required for passenger vehicles set forth in Section 5.3.1 (b)(6), off street parking facilities shall be designed in accordance with applicable State and/or Federal standards.

h. There shall be provided sufficient pedestrian walkways to assure pedestrian safety from parking spaces to use structures.

i. All off-street parking spaces shall not be closer than five (5) feet to any property line, except where a wall, fence, or compact planting strip exists as a parking barrier along the property line. In the case of abutting commercial properties, a single five (5) foot space is acceptable.

j. All off-street parking areas shall be drained so as to prevent drainage to abutting properties and shall be constructed of materials which will have a dust free surface resistant to erosion.

k. Any lighting fixtures used to illuminate any off-street parking area shall be so arranged as to reflect the light away from any adjoining residential or institutional premises or public roadways.

l. Any off-street parking area providing space for five (5) or more vehicles shall be effectively screened on any side which adjoins or faces property adjoining a residential lot or institution, by a wall, fence or compact planting not less than four (4) feet in height. Plantings shall be maintained in good condition and not encroach on adjoining property.

m. All off-street parking area that make it necessary for vehicles to back out directly into a public road is prohibited, provided that this prohibition shall not apply to off-street parking areas of one or two family dwellings.

8. Collective Parking

Requirements for the provision of parking facilities with respect to two or more property uses of the same of different types may be satisfied if the permanent allocation of the requisite number of spaces designated is not less than the sum of individual requirements.

5.3.2 **Off-Street Parking Loading and Unloading**

In connection with every building, structure or use hereafter erected, except single- and two-family dwelling units structures, which customarily receive or distribute material or merchandise by vehicle, there shall be provided on the same lot with such buildings, off-street loading and unloading space.

a. Off-Street Loading Requirements

1. On the same premises as any use which involves the receipt or distribution of vehicles, Material or merchandise, adequate space shall be provided and maintained for standing, loading and unloading of delivery vehicles to avoid interference with or congestion of adjacent streets, neighboring sites, or off-street parking facilities. The required number of loading spaces shall be determined by the Planning Commission at the time of site plan review.

2. Such loading and unloading space, unless completely and adequately provided for within a building, shall be an area ten (10) feet by fifty-five (55) feet, with fifteen (15) foot height clearance sufficient to accommodate vehicles using the loading space.

3. Loading and unloading space provided by truck wells located below surface grade shall be of sufficient width to accommodate truck maneuvering but shall be no less than ten (10) by fifty five (55) feet. Exposed sides shall be protected by iron railings or guard rails. Drainage shall be provided to prevent the collection of storm water at the bottom of the truck well.

b. Required Greenbelt, Setbacks and Screening

1. Off-street loading areas, including maneuvering lanes, shall not be located within the front green belt required in accordance with Section 4.7 Off-street parking shall be permitted within the required side or rear yard setbacks, provided a minimum of ten (10 feet setback is maintained between off-street loading and the abutting side and rear lot lines.

2. Off-street loading which abuts residentially zoned or used property shall be screened in accordance with Section 4.7

c. Off-Street Loading Space Area

Off-street loading space areas shall not be counted toward supplying off-street parking.

d. Off-Street Loading and Unloading Facilities

All off-street loading and unloading facilities that make it necessary to back out directly into a public road shall be prohibited.

5.3.3 **Off-Street Loading Area Space Requirements**

a. In the case of mixed uses on one lot or parcel, the total requirements for off-street loading/unloading facilities shall be the sum of the various uses computed separately.

b. All retail sales facilities having over five thousand (5,000) square feet of gross floor area shall be provided with at least one (1) off-street loading/unloading space, and for every additional twenty thousand (20,000) square feet of gross floor space or fraction thereof, one (1) additional loading/unloading space.

c. All industrial and wholesale commercial land uses shall provide one (1) loading space for each ten thousand (10,000) square feet of floor space, with a minimum of not less than two (2) loading spaces.

5.3.4 **Off-Street Drive Through and Waiting Space**

a. Drive-Through Facilities

In addition to meeting off-street parking requirements, all uses which provide drive-through facilities for serving customers within their automobile shall provide adequate off-street stacking space within a defined space stacking lane which meets the following requirements:

1. Each stacking lane shall be one way and a minimum of twelve (12) feet in width.

2. Clear identification and delineation between the drive-through facility and parking lot shall be provided. Drive-through facilities shall be designed in a manner which promotes pedestrian and vehicular safety.

3. Each drive-through facility shall have an escape lane to allow other vehicles to pass those waiting to be served.

4. The number of stacking spaces per service lane shall be provided for the uses listed below. Each stacking space shall be computed on the basis of twenty (20) feet in length. When a use is not specifically mentioned, the requirements for off-street stacking space for similar use shall apply.

DRIVE THROUGH STACKING	
USE	**STACKING SPACE PER SERVICE LANE**
Banks, Photo Service, Dry Cleaning	4
Fast-Food Restaurants	6
Auto Washes (Self-Service)	
-Entry	3
-Exit	1
Auto Washes (Automatic)	
-Entry	12
-Exit	2

b. Off-Street Waiting Space

Uses such as day care, schools, hospitals, nursing homes and churches shall provide a safe and efficient means for passengers to be dropped off and picked up. Such off-street waiting spaces shall be clearly marked to ensure the safety of pedestrians and motorists.

5.3.5 **Site Access Control**

a. Compliance

All sites shall comply with the minimum street frontage and access requirements and Section 4.7, Schedule of Regulations.

b. General Provisions

All principal permitted and conditional uses that are subject to site plan review shall meet requirements contained in this Section. Access to public roads shall be controlled in the interest of public safety. Each building or group of buildings used for non-residential purposes, and its parking or service area, shall be physically separated from public roads by a curb, or other suitable barrier against un-channeled motor vehicles access, except as authorized herein.

c. Driveway Performance Standards

Driveways shall conform to standards adopted by the Governing Authority, and the following additional standards:

1. Driveway design and placement must be compatible with internal circulation and parking design such that the entrance can absorb the maximum rate of inbound traffic during a normal weekday peak traffic period.

2. Ther must be sufficient on-site stacking to accommodate vehicles waiting to park or exit without using any portion of the public right-of-way, obstructing existing vehicle sit distance, or otherwise interfering with street traffic.

3. Provisions for circulation between adjacent parcels are encouraged through coordinated or joint parking systems.

4. Driveways shall be designed to accommodate all vehicle types having occasion to enter and exit the site, including delivery vehicles. There shall be clear delineation of entry and exit lanes within driveways.

5. Driveway design and location shall ensure that loading and unloading activities will not hinder vehicle ingress or egress.

6. Driveway design and location shall meet the sight distance requirements of the Governing Authority.

d. Driveway Spacing:
Driveway spacing will be determined according to the standards adopted by the Governing Authority.

e. Traffic Impact Analysis:
The Township may require a traffic impact analysis in order to analyze the effect of development upon existing street traffic. The traffic impact analysis shall examine existing and proposed traffic flows, trip generation studies, impacts on major intersections, turning movement analysis, roadway capacity, parking generation and sit ingress/egress. The traffic impact analysis shall be prepared by a registered professional engineer.

SECTION 5.4 - RESERVED

SECTION 5.5 – CONDITIONAL USES

The formulation and enactment of this Ordinance is based upon the division of the Charter Township of Blackman into districts in each of which are permitted specified uses which are mutually compatible. In addition to such permitted compatible uses, however, there are certain other uses which may be necessary or desirable to allow in certain locations in certain districts, but because of their actual or potential impact on neighboring uses or public facilities, need to be carefully regulated with respect to their location for the protection of the Blackman Charter Township. Such uses, on account of their peculiar location need or the nature of the service offered, may have to be established in a district in which they cannot be reasonably allowed as a permitted use.

5.5.1 **Authority to Grant Permits**
The Planning Commission is hereinafter provided, shall have the authority to recommend to the Charter Township Board of Blackman to grant conditional use permits, subject to such conditions of design operation, and safeguards as the Blackman Charter Township Board may determine for all conditional uses specified in the various district provisions of this Ordinance.

5.5.2 **Application and Fee** ***Adopted 11/19/79***

Application for any conditional use permit permissible under the provisions of this Ordinance shall be made to the Planning Commission through the Blackman Charter Township Clerk by filling in an official conditional use permit application form, submitting a site plan in accordance with Section 5.6, submitting required data, exhibits, and information and depositing the required fee as established by resolution by the Blackman Charter Township Board. No part of such fee shall be returnable to the applicant.

5.5.3 **Data, Exhibits, and Information Required in Application** ***Adopted 11/19/79***

An application for a conditional use permit shall contain the applicant's name and address in full, a statement that the applicant is the owner involved or is acting on the owner's behalf, the address of the property involved; and accurate survey drawing of said property showing the existing and proposed location of all structures thereon, the types thereof, and their uses; and a statement of supporting data, site plan, exhibits, information, and evidence regarding the required findings set forth in this Ordinance.

5.5.4 **Public Hearings** ***Adopted 06/04/07***

After a preliminary review of the site plan and application for a conditional use permit, the Planning Commission shall hold a public hearing. Notice of the public hearing shall be given by publication in a newspaper of general circulation in the Blackman Charter Township within fifteen (15) days preceding the date of said hearing. Notice of public hearing shall be sent at least fifteen (15) days prior to the hearing to the owner of the property in question, to all persons to whom any real property within three hundred (300) feet of the premises in question is assessed, and to occupants of all single and two-family dwellings within three hundred (300) feet. The property in question shall also be conspicuously posted at least fifteen (15) days prior to the hearing.

5.5.5 **Required Standards and Findings for Making Determination** ***Adopted 11/19/79***

The Planning commission shall review site plan and the particular circumstances and facts of each proposed use in terms of the following standards and required findings, and shall find and record adequate data, information, and evidence to determine if such a use on the proposed site, lot, or parcel meets the following requirements:

a. Will be harmonious with and in accordance with the general objectives, intent, and purposes of this Ordinance.

b. Will be designed, constructed, operated, maintained, and managed to be harmonious and appropriate in appearance with existing or intended character of the general vicinity.

c. Will be served adequately by essential public facilities and services, such as: highways, streets, police and fire protection, drainage structures, refuse disposal, or that the persons or agencies responsible for the establishment of the purposed use shall be able to provide adequately any such service.

d. Will not be hazardous or disturbing to existing or future neighboring uses.

e.

f. Will not create excessive additional requirements at public cost for public facilities and services.

5.5.6 **Determination and Imposition of Conditions** ***Adopted 11/19/79***

If the facts presented in the case do not reasonably establish that the findings and standards set forth in this Ordinance will apply to the proposed use, the Planning Commission shall not recommend to the Blackman Charter Township Board that said Blackman Charter Township Board should grant a conditional use permit. In recommending that a conditional use permit be granted, the Planning commission shall recommend such conditions of use as it deems necessary and reasonable, and the reasons therefore to protect the best interest of the Blackman Charter Township and the surrounding property owners and

occupants to achieve the objectives of the ordinance. These conditions may include conditions necessary to insure that public services and facilities affected by a proposed land use or activity will be capable of accommodating increased service and facility loads caused by the land use or activity, to protect the natural environment and conserve natural resources and energy, to ensure compatibility with adjacent uses of land, and to promote the use of land in a socially and economically desirable manner.

5.5.7 **Approval, Grant or Permit** ***Adopted 11/19/79***

Upon holding a public hearing and the finding that the requirements of Subsections 5.5.2 through 5.5.6 of this ordinance have been satisfactorily met by the applicant, the Planning Commission shall, within thirty (30) days, recommend approval or disapproval to the Blackman Charter Township Board. When the Board gives the final approval, a conditional use permit shall be issued to the applicant.

The Blackman Charter Township Board shall, within forty-five (45) days, grant or refuse such permit, and if granted, shall forward copies of this permit to the applicant, Clerk, Zoning Inspector and Planning Commission.

Approval and issuance of a conditional use permit by the Chater Township of Blackman Board shall signify prior approval of the application and site plan, therefore including any modification and any conditions imposed where necessary to comply with this ordinance. The site plan, as approved, and any statements of conditions and modifications shall become part of the conditional use permit and shall be enforceable as such.

The decision to approve or deny a request for a conditional use permit shall be retained as a part of the record of action on the request and shall incorporate a statement of conclusions which specify; the basis for the decision, any changes to the originally submitted application and site plan necessary to insure compliance with the ordinance, and any conditions imposed with approval. Once a conditional use permit is issued, all site development and use of land on the property affected shall be consistent with the approved-conditional special land use permit, unless a change conforming to Ordinance requirements receives the mutual agreement of the landowner and the Blackman Charter Township Board upon recommendation of the Planning Commission and is documented as such. The developer/owner shall agree in writing to the conditions set forth in the public hearing as recommended to the Blackman Charter Township Board by the Planning Commission. After the Board has received a written statement from the owner and/or his agent in writing agreeing to the conditions established by the Planning commission and the Blackman Charter Township Board. Then the Zoning Inspector shall not issue a zoning approved by the Blackman Charter Township Board and determined that the stipulated conditions have been met.

5.5.8 **Voiding of Conditional Use Permit**

Any conditional use permit granted under this ordinance shall become null and void and fees forfeited unless construction and/or use commences within a period of not more than two hundred ten (210) days and completed within a period of not more than five hundred and seventy-five (575) days of the date of issuance. The period for initiating and completion of said conditional use shall be determined at the time that the conditional use permit is granted. No use provided for under the conditional use granted shall be initiated until all the terms and conditions of the conditional use are met.

The aforesaid limitations of two hundred ten (210) days and five hundred seventy-five (575) days shall be abated or tolled during any period in which the applicant has pending before a State Agency or Department an application for a permit and said permit has not been ruled upon by the State Agency or Department. To abate the running of these time periods it shall be the responsibility of the applicant to notify the Township of the pending application and to provide suitable proof to the Township that the applicant has made a timely application to the State Agency or Department and that the matter is currently

being considered by the State Agency or Department. The filing of such an application, more than ninety (90) days after the granting of a conditional use, shall not be considered a timely application and shall not abate or toll the applicable time periods. ***Adopted 12/21/98***

A violation of a requirement, condition, or safeguard shall be considered a violation of this ordinance and grounds for the Planning Commission to terminate and cancel such conditional use permit.

5.5.9 **Performance Guarantee** ***Adopted 11/19/79***

In authorizing a conditional use permit, the Blackman Charter Township Board may require that a cash deposit, certified check, irrevocable bank letter of credit, or surety bond be furnished by the developer to insure compliance with an approved site plan and the conditional use permit requirements. Such guarantee shall be deposited with the Chater Township of Blackman Clerk at the time of the issuance of the conditional use permit. In fixing the amount of such performance guarantee, the Chater Township of Blackman Board shall limit the amount to reasonable improvements required to meet the standards of this ordinance and to protect the natural resources or the health, safety and welfare of the residents of the charter township and future users or inhabitants of the proposed project or project area. These improvements may include, but are not limited to roadways, lighting, utilities, sewer, water, sidewalks, screening and drainage. The term "improvements" does not include improvements for which a performance guarantee has been deposited pursuant to Act No. 288 of 1967, as amended. The Blackman Charter Township Board and the project developer shall establish an agreeable procedure for the rebate of any cash deposits required under this section, in reasonable proportion to the ratio of the work completed on the required

5.5.10 **Additional Development Requirements for Certain Uses**:

A conditional use permit shall not be issued for the use specified in this subsection unless complying with the size development requirements as herein specified. The Zoning Board may impose additional conditions and safeguards when deemed necessary by that body.

a. **Junk Yards**

In addition to and as an integral part of development, the following provisions shall apply:

1. It is recognized by this Ordinance that the location of such materials in an open area included in this Ordinance's definition of "junk yard" will cause the reduction of a value of adjoining property. To the end that the character of the district shall be maintained and property values conserved, a solid, unpierced approved fence or wall at least seven (7) feet in height, and not less than the height of the materials on the lot on which a junk yard shall be operated, shall be erected and maintained in good repair on said lot no closer to the lot lines than the yard requirements for buildings permitted in this district. All gates, doors, and access ways through said fence or wall shall be of solid unpierced material. In no event shall any materials included in this Ordinance's definition of "junk yard" be located on the lot on which a junk yard shall be operated in the area between the lines of said lot and the solid, unpierced fence or wall located on said lot.
2. All traffic ingress or egress shall be on major streets and there shall be not more than one (1) entrance way to the lot on which the junk yard shall be operated from each public road on which said lot abuts.

3. All roads, driveways, parking lots, and a loading and unloading areas within any yard of a junk yard shall be paved, oiled, watered, or chemically treated so as to limit adjoining lots and public roads nuisance caused by wind-borne dust.

b. **Drive-In Theaters**

In addition to and as an integral part of development, the following provisions shall apply:

1. Drive-in theaters shall be enclosed for their full periphery with a solid screen fence at least seven (7) feet in height. Fences shall be of sound construction, painted, or otherwise finished neatly and inconspicuously.

2. All fenced-in areas shall be set back at least one hundred (100) feet from any front street of front property line.

3. All traffic ingress or egress shall be on major street and all local traffic exiting vehicles will make normal and uncomplicated movements into or out of the public thoroughfare. All points of entrance or exit of motor vehicles shall be located no closer than two hundred (200) feet from the intersection of any two (2) streets or highways.

c. **Planned-Unit Development**

The purpose of this section is to permit flexibility for residential, commercial, and industrial development where large tracts of land are planned with integrated and harmonious design, and where the overall design of such units is so outstanding as to warrant modification by the Planning commission of the regulations. Any planned unit development to be eligible under this provision must comply with the following requirements:

1. The owner of the property shall submit to the Planning Commission a plan for the use development of the total tract of land as a planned-unit development in accordance with the provisions of SECTION 5.6, SITE PLAN REVIEW AND APPROVAL. In addition to the site plan data specified in Section 5.6, the application shall contain such other pertinent information as may be necessary to make a determination that the contemplated arrangement or use may make it desirable to apply regulation and requirements differing from those ordinarily applicable under this Ordinance.

2. The plan shall contain such proposed covenants, easements, and other provisions relating to the bulk, location, and density of structures, accessory uses thereto, and public facilities as may be necessary for the welfare of the planned-unit development and not inconsistent with the best interests of the entire Charter Township of Blackman.

3. The average density of structures of the tract shall not be greater than the density requirements in the district in which the planned-unit development is located.

4. The use of the land shall be in conformance with the permitted uses of the district in which the proposed plan is to be located.

5. The proposed development shall be served by adequate public facilities and service, such as; highways, streets, police and fire protection, drainage, structures, and refuse disposal. These facilities may be provided by a governmental or private organization.

6. The proposed unit shall be of such size, composition, and arrangement that its construction, marketing, and operation is feasible as complete unit. Without dependence on any subsequent unit or development.

7. The common open-space, common properties, individual properties, and all other elements of the planned-unit development shall be so planned that they will achieve a unified environmental

scheme, with open spaces and all other elements in appropriate locations, suitably related to each other, the site, and surrounding land.

8. The applicant may be required to dedicate land for street and park purposes by appropriate covenants, to restricting areas perpetually for the duration of the Planned Development as open space for common use. The development as authorized shall be subject to all conditions so imposed and shall be exempt from other provisions of this Ordinance only to the extent specified in the authorization.

d. **Mobile Home Parks**

In addition to and as an integral part of development, the following provisions shall apply:

1. All mobile home parks shall comply with the Mobile Home Park Act of 1959, being Act 243, Public Acts of Michigan, 1959 as amended. ***Adopted 7/8/80***

2. Every mobile home park shall be served by a central water supply system and a central sanitary sewage system.

3. The land area of a mobile home park shall not be less than ten (10) acres.

4. Mobile home sites shall be at least five thousand (5,000) square feet in area.

5. Each mobile home within such park shall contain a flush toilet, sleeping accommodations, a tub or shower bath, kitchen facilities, plumbing and electrical connections designed for attachments to appropriate external systems.

6. Each mobile home site shall have side yards with each such yard having a width of not less than ten (10) feet and the aggregate width of both side yards not less than twenty-five (25) feet.

7. Each mobile home site shall have front and rear yards with each such yard not less than twelve (12) feet in depth and the aggregate depth of both yards not less than twenty-five (25) feet.

8. For the purpose of this section, yard width shall be determined by measurement from the mobile home face (side) to it mobile home site boundary which every point shall not be less than the minimum width herein provided. Open patios, carports, and individual storage facilities shall be disregarded in determining yard widths, provided that a minimum of three (3) feet access is left from lot line for maintenance and for fire protection. The front yard is that yard which runs from the hitch end of the mobile home to the nearest site line. The rear yard is at the opposite end of the mobile home and side yards are at right angles to the ends.

9. The following minimum distances shall be maintained:

    a. 30 feet to the boundary of such park which is not a public street.
    b. 50 feet to the right-of-way of any public street of highway.
    c. 30 feet to any collector street of such park (parking bay or central parking drive not a collector street).
    d. 15 feet to any parking area designed for general parking in such park (general parking defines parking bays for other than park residents).
    e. 50 feet to any service building in such park.

10. A mobile home shall not be permitted to occupy single or multiple sites if either its length or width would cause it to occupy any minimum yard area or minimum distance prescribed herein.

11. Shall conform with all manufacturers specifications for installation.

12. Each mobile home shall be supported on uniform jacks or blocks and anchored with tie down assemblies supplied by the mobile home park management. Tie down assemblies shall be suitable to resist 3150 lbs. working stress.

13. Skirting – All manufactured homes shall have complete perimeter skirting of material compatible with manufactured home siding and shall be suitably affixed to resist the elements and normal wear.

14. An all-weather, hard-surfaced outdoor patio area of not less than one hundred twenty (120) square feet shall be provided at each mobile home site, conveniently located to the entrance of the mobile home and appropriately related to open areas of the lot and other facilities.

15. Each mobile home park may include similarly designed enclosed storage structure or structures suitable for storage of goods and the usual effects of the inhabitants of such park, such storage space should not be less than one hundred twenty (120) cubic feet for each mobile home. Such storage or structures may be located in mobile home site or in common structure with individual lockers.

16. No trash, vegetation or other readily combustible material, or anything which constitutes food for, or harbors rodents or vermin shall be allowed to accumulate or remain on the mobile home site outside the structure.

17. All mobile homes within such parks shall be suitably connected to sewer and water services provided at each mobile home site and shall meet the requirements and be approved by the Jackson County Health Department.

    a. All sanitary sewage facilities, including plumbing connections to each mobile home site, shall be constructed so that all facilities and lines are protected from freezing, from bumping or from creating any type of nuisance or health hazard. Sewer connections shall not exceed ten (10) feet in length above ground and shall be included in the stand underneath the trailer.
    b. The sewage collection inlet shall have a nominal inside diameter of not less than four (4) inches.
    c. The lateral line from the inlet to the swage collection line shall slope at least ¼ inch per foot. All joints shall be watertight.
    d. All material and the inlet shall be corrosive resistant, non-absorbent and durable. The inner surface shall be smooth.
    e. Provisions shall be made for plugging the sewage collection inlet when a mobile home does not occupy the lot. Surface drainage shall be diverted away from the inlet. The rim of the inlet shall extend not more than four (4) inches above grade and shall be centrally located.
    f. Storm drainage facilities shall be so constructed as to protect those that will reside in the mobile home park, as well as the property owner adjacent to the park.

18. Water Supply

a. Water riser pipes shall extend at least four (4) inches above ground elevation. The pipe shall be at least ¾ inch. The water outlet shall be capped when a mobile home does not occupy the lot.
b. Adequate provisions shall be made to prevent freezing of service lines, valves and riser pipes and to protect risers from the heaving and thawing actions of ground during freezing weather. Surface drainage shall be diverted from the location of the riser pipe.
c. A shutoff valve shall be provided on the water riser pipe on each mobile home lot. Where frost conditions occur, the shutoff valve shall be located below the frost line.
d. Underground stop and waste valves shall not be installed on any water service.
e. Each mobile home shall be connected to the park water service outlet by a flexible connector, such as copper tubing, not less than 2 inch interior diameter.
f. The water supply shall be capable of supplying a minimum of two hundred (200) gallons per day per mobile home lot.

19. Disposal of Garbage and Trash

    a. Any method used shall be approved by the State and inspected periodically by the Jackson County Health Department.
    b. Trash and garbage shall be stored in a conveniently located enclosed container(s). The removal of trash and garbage shall take place not less than once a week.

20. All electrical, telephone and other lines from supply poles or other sources to each mobile home site shall be underground. The electrical system shall conform to the Charter Township of Blackman Electrical Ordinance and the National Electrical Code as amended. When separate meters are installed, they shall be located in a uniform manner.

21. Any centrally located fuel oil storage shall be in underground tanks, at a distance away from any mobile home site as is found to be safe. All fuel lines leading to mobile home sites shall be underground and so designed as to conform with the Chater Township of Blackman Building Code and any State Code that is found to be applicable. When separate meters are installed, each shall be located in a uniform manner. Where individual fuel oil tanks are used, they shall be supported on a non-combustible stand. The stand shall be securely anchored to a four (4) inch concrete pad, with the pad dimensions greater than the plan dimensions of the tank. The tank shall be freestanding with a minimum of six (6) inches from any structure and six (6) feet from any lot line. No portion of the tank shall project above the mobile home. Where liquefied petroleum gases are used, storage and piping shall conform to the latest national fire code(s). ***Adopted 07/08/80***

22. A fence shall be provided and maintained by mobile park owner, six (6) feet in height to separate park from adjacent property. Such buffer as may be required shall be provided and maintained by park owner.

23. A recreation space of at least five hundred (500) square feet per mobile home site in the park shall be developed and maintained by the management. This area shall not be less than one hundred (100) feet in its smallest dimension and its boundary no further than five hundred (500) feet from any mobile home site served. Streets, parking areas, and laundry rooms are not to be included as recreation space in computing the necessary area. ***Adopted 07/08/80***

24. All driveways, motor vehicle parking spaces and walkways within such parks shall be hard surfaced and adequately drained and lighted for safety and ease of movement.

25. Minimum roadways and curb width within park shall be as follows:

MOTOR VEHICLE MINIMUM		
PARKING	**PAVED WIDTH**	**TYPE**
2 Way Road	22 feet	Parking Prohibited
1 Way Road (1 Side Only)	21 feet	Parallel Parking
1 Way Road (2 Sides Only)	31 feet	Parallel Parking
2-Way Road (2 Sides)	42 feet	Parallel Parking

26. Walkways shall be provided to accommodate the anticipated flow of pedestrian traffic and shall be in addition to the above mentioned roadway width requirements. Walkaways shall not be included within the front yard depth requirements.

27. Two (2) resident automobile parking spaces shall be provided within one hundred fifty (150) feet of each mobile home site. A minimum of one (1) parking space for every two (2) mobile home sites shall be provided for visitor parking, located conveniently to the area served. ***Adopted 07/08/80***

28. No travel trailer shall be occupied in a mobile home park.

e. **Type III Sanitary Landfills**:
The deposit, storage and burial of solid waste and other materials shall be subject to the following condition:

1. All sites or parcels intended to be used as a sanitary landfill shall be a minimum of fifteen (15) acres.

2. There shall be, on record, a suitable plan for the adequate reuse of the site that is compatible with planned surround land uses.

3. The site shall not be located within the flood plain and shall be an adequate distance from other surface water areas to ensure against contamination or a minimum of one hundred (100) feet.

4. All traffic ingress and egress shall have access to a frost free (Class A) road, and there shall be not more than one (1) entrance way to the lot on which a landfill shall be operated from each public road on which said lot abuts.

5. Hazardous waste; liquids or sewage shall not be disposed of in any Type III sanitary landfill.

6. The burning of trees, stumps, brush and other flammable material at a sanitary landfill shall be restricted and shall be conducted only in designated areas with the approval of the Public Safety Department.

7. On said site, no digging or burying shall take place closer than one hundred (100) feet to any lot line, the active work area for a sanitary landfill shall be no closer than three hundred (300) feet to residences existing at the time permit is issued.

8. Access to a sanitary landfill shall be limited to a time when a responsible individual is on duty.

9. Actual hours of operation will not exceed sunrise and sunset.

10. All other requirements and rules of Act 641 of 1978 and all provisions contained in the Jackson County Solid Waste Management Plan shall apply. In cases where conflict may arise, the more restrictive regulation shall apply.

11. If at any time, for reasons of noncompliance with regulations or provisions, the license to operate a Type III landfill is revoked, the operator shall remain responsible for the restoration of the site to a condition safe and compatible with its surrounding land uses.

The following provisions shall apply in addition to and specifically to landfills located in all commercial and industrial districts:

1. It is recognized by this ordinance that the location of said development and materials in an area with potential for high density development will cause the reduction of the value of adjoining property and the parcel itself. To alleviate blowing debris, odor, noise, dust, visibility and to maintain the character of the districts, a solid unpierced fence or wall at least eight (8) feet in height shall be located on said lot no closer to the lot lines than the yard requirements for buildings permitted in these districts.

2. All roads, driveways, parking lots, loading and unloading areas within any yard of a landfill shall be paved, oiled, watered or chemically treated.

f. **Solid Waste Transfer Stations**:
The operation of licensed solid waste transfer facilities used for the collection, deposit and removal of solid waste shall be subject to the following:

1. All licensed solid waste transfer facilities shall be located on a minimum of one (1) acre.

2. All structures, pads, ramps shall be of concrete or other fireproof material that can be easily cleaned and maintained.

3. Water hoses for washing down equipment, along with connection to a septic and/or drainage field shall be provided.

4. A solid waste transfer facility shall be enclosed by a fence not less than eight (8) feet high for enhanced security and control, if within five hundred (500) feet of a residence, constructed prior to obtaining a permit the fence or wall shall be solid and unpierced.

5. There shall be not more than one (1) entrance from a public road to said lot.

6. All roads, driveways, parking lots, loading and unloading areas on said lot shall be paved, watered or chemically treated so as to limit nuisance caused by windborne dust and debris.

7. Access to a solid waste transfer facility shall be limited to a time when a responsible individual is on duty.

8. Actual hours of operation will not exceed sunrise and sunset.

9. Burning of solid waste materials shall not be permitted on-site.

10. No materials or waste shall be stored, collected, or deposited in any container placed on location not specifically identified for such purpose.

11. All other requirements and rules of Act 641 of 1978 and provisions contained in the Jackson County solid Waste Management Plan shall apply. In instances of conflict, the more restrictive shall apply.

SECTION 5.6 - SITE PLAN REVIEW AND APPROVAL

It is the purpose of this Article to require site plan approval for certain buildings, structures, and uses that can be erected to have a significant impact on natural resources, traffic patterns, adjacent parcels and land uses, and on the character of future development. IT is further the purpose of this Article to achieve, through site plan review, safe and convenient traffic movement, both within a site and in relation to access street; harmonious relationships of buildings, structures, and use, both within a site and with adjacent sites; and to conserve natural features and resources to the Township Planning Commission, within the standards and requirements set forth in this Article.

5.6.1 **Uses Requiring Site Plan**

The following building, structures, and uses require sit plan approval:

a. A multiple-family building.

b. More than one multiple-family building on a lot or parcel of land, or on a combination of lots under one ownership.

c. A mobile home park.

d. Any building or structure in a commercial, office, and industrial district.

e. Any addition to an existing building or structure in a commercial, office, and industrial district, except as provided in Section 5.6.9 of this Ordinance.

f. More than one building or structure, except a sign, on a lot or parcel, or combination of lots under one ownership, in any commercial, office, and industrial district.

g. A use permitted to any commercial and industrial district which does not involve a building, such as, but not limited to, outdoor sales, outdoor displays, and storage of wrecked vehicles.

h. Any principal non-residential building or structure permitted in residential districts and any principal building or structure, except farm buildings permitted in recreation-conservation and agriculture district.

i. Public utility buildings, and structures, but not including poles, towers, and telephone repeater buildings.

j. PR-1 and PC-1 developments.

k. Any project undertaken under the authority of the Michigan Condominium Act, being Act No. 59, P.A. 1978, as amended.

l. Commercial telecommunications facilities and associated structures.

m. The Zoning Administrator shall not issue a Building Permit for construction of, or an addition to, any of the above listed buildings or developments, until a final site plan has been approved by the Township Planning Commission.

n. No grading, removal of trees or other vegetation, land filling, or construction of improvements shall commence for any development which requires site plan approval, until a final sit plan is approved and in effect.

5.6.2 **Procedures for Submission and Review of Application for Major Project**

Major projects

All developments greater than 30,000 square feet of structure, or larger than four (4) acres of size, and all PR and PC and projects are major projects which require site plan review by the Planning Commission pursuant to the requirements below. All other projects are subject to review and approval by the Planning Commission which are processed pursuant to the requirements in Section 5.6.3 below.

Submission Requirements

The applicant shall complete and submit the required number of copies of an application for Site Plan Approval, site plans, and other information where applicable. Compliance with the requirements of the Zoning Ordinance is mandatory. The applicant or his/her representative must be present at each scheduled review, or the matter will be tabled for a maximum of two consecutive meetings due to lack of representation. The procedure for processing major project site plans includes three phases: sketch review via a pre-application conference, preliminary site plan review and final site plan approval.

Pre-application Meeting

Prior to a hearing before the Planning Commission a site plan, the applicant shall have a preliminary review meeting with the Planning Commission (2 members), Township Assessor, Township Zoning Administrator, Township Building Inspector, Director of Public Safety, and such other inspectors and Township officials as are desired by the Township to attend such meeting to review the proposed plan and determine whether it meets all of the requirements of the Township Zoning Ordinance. The applicant may be represented at such meeting, and shall have with him/her, if not previously provided, all of the exhibits, plans and documentation necessary to establish that the proposal meets the requirements of the Township Zoning Ordinance for site plan approval. Pre-application meetings shall be conducted for sketch plans subject to the following criteria:

The sketch plan shall be approximately too scale though it need not be to the precision of a finished engineering drawing; and it shall clearly show the following information:

1. Boundaries of the property.

2. The location of the various uses and their areas in acres.

3. The location and height of all buildings, structures, and parking facilities.

4. The interior roadway system and all existing rights-of-way and easements, whether public or private.

5. Delineation of the various areas and approximate percentage of lot area.

6. The interior open space system concept.

7. The overall drainage system.

8. If grades exceed three (3%) percent or portions of the site have a moderate to high susceptibility to erosion, or a moderate to high susceptibility to flooding and ponding, a topographic map showing contour intervals of not more than two (2) feet of elevation shall be provided along with an overlay outlining the above susceptible soil.

9. Principal ties to the neighborhood and community with respect to transportation, natural gas, electricity, water supply and sewage disposal.

10. A location map showing uses and ownership of abutting lands.

11. Evidence that the proposal is compatible with the objectives of the official Master Plan.

12. General statement as to how common open space is to be owned and maintained.

13. If the development is to be phased, there is a general indication of how the phasing is to proceed. Whether or not the development is to be phased, the Sketch Plan of this section shall show the intended total project.

The pre-application reviewers shall review the Sketch Plan and its related documents and shall render either a favorable or unfavorable recommendation to the applicant.

1. A favorable recommendation shall include a report to the applicant that he may proceed with initiation of the request. It shall be based on the following findings which shall be included as part of the recommendation.

    a. The proposal conforms to the official Master Plan.

    b. The proposal meets the intent, objectives, and general requirements of the ~~Planned~~ Zoning District as expressed in the Ordinance.

    c. The proposal is conceptually sound in that it meets a community need and conforms to accepted design principals in the proposed functional roadway system, land use configuration, open space system, and drainage system.

    d. There are adequate services and utilities available or proposed to be made available in the construction of the development.

    e. The proposal meets the general requirements of the Zoning district.

2. An unfavorable recommendation shall state clearly the reasons therefore, and, if appropriate, indicate to the applicant what might be necessary in order to receive a favorable recommendation.

<u>Preliminary Site Plan Review</u>

The second phase is called Preliminary Site Plan Approval. At this step, a preliminary site plan meeting the submittal requirements of this Ordinance is reviewed by the Planning Commission. The purpose of such preliminary review is to confirm compliance with Township standards, policies and relationship to the Master Plan, as well as to suggest changes necessary, if any, for the final sit plan approval.

Final Site Plan Review
Final Site Plan approval shall be in accordance with Section 5.6.3, etc.

5.6.3 **Final Site Plan**

Application
Following approval of the preliminary site plan, if required under Section 5.6.2, d, hereof, the applicant shall submit a minimum of One (1) Large Format copy (to scale), Five (5) 11x17 copies and PDF copy of a final sit plan as well as other data and exhibits hereinafter required to the Zoning Administrator, the review fee, and a completed application for, the Zoning Administrator, upon receipt of application, shall transmit the application and copies of the final site plan to the Zoning Administrator ten (10) working days prior to the Planning Commissions next regular meeting.

Planning Commission Action

1. Approval - Upon finding that the application and site plan meet the criteria of Site Plan Review in Section 5.6.4, The Planning Commission shall recommend approval.

2. Approval with Minor Revisions - Upon finding the application and site plan meet the criteria of Site Plan Review in Section 5.6.4, except for minor revisions, the Planning Commission may recommend approval conditioned upon said revisions being made by the applicant and reviewed by appropriate Township staff and/or consultants.

3. Tabling - Upon finding that the application and site plan do not, but could, meet the criteria of Site Plan Review in Section 5.6.4, upon making the revisions, the Planning Commission may table its recommendation for a specified period of time not to exceed ninety (90) days, until the revised plan is resubmitted to the Planning Commission.

4. Denial - Upon finding that the application and site plan do not meet one or more of the criteria of Site Plan Review in Section 5.6.4, and that revisions necessary to meet said that criteria are so extensive as to require the preparation of a new site plan, the Planning Commission shall recommend denial.

5.6.4 **Criteria of Site Plan Review**

The site plan shall be reviewed and approved upon a finding that the following criteria are met:

a. The proposed use will not be injurious to the general health, safety and welfare of the Township and surrounding neighborhood.

b. The location buildings, outside storage receptacles, parking areas, scree walls and utility areas are such that the adverse effects of such uses will be minimized for the occupants of that use and surrounding areas.

c. The design of storm sewers, storm water facilities, roads, parking lots, driveways, water mains, sanitary sewers, and other site improvements meets the design and construction standards of the Township and other appropriate agencies.

d. Proper access to all portions of the site and all sides of any structure is provided. All structures or groups of structures shall be so arranged as to permit emergency vehicle access by some practical means to all sides. Site features such as, but not limited to, trees and other plant materials, fences,

retaining walls, berms, outdoor structures, and natural and artificial water bodies shall be arranged to permit adequate emergency vehicle access.

e. Site planning and design of specified improvements will accomplish, to the extent reasonably feasible, the preservation and protection of existing natural resources and features such as lakes, ponds, streams, wetlands, flood plains, steep slopes, ground water, trees and wooded areas.

f. Sites which include storage of hazardous materials waste, fuels, salt or chemicals will be designed to prevent spills and discharges of polluting materials to the surface of the air or to the ground, ground water or nearby water bodies, with a specific plan to achieve such objectives being incorporated as part of the site plan.

g. The location of building, parking, drives, landscaping, and other improvements on the site is appropriate and consistent with good design standards for the lot size, shape and general location.

h. Landscaping, including grass, trees, shrubs, and other vegetation is provided to maintain and improve the aesthetic quality of the site and area.

i. The means of ingress and egress to and from the site shall be planned with the objective of achieving recognized planning, engineering and safety standards, and shall not result in an unreasonable risk of danger to persons and/or property on the site and/or off the site. In general, this standard shall be met based upon the design of ingress and egress in terms of the number, location, and design of access(es), and utilization of acceleration, deceleration and passing lanes and approaches. The Planning Commission shall review the ingress and egress proposed for the purpose of promoting and protecting traffic safety and shall require improvements accordingly.

j. The site plan complies with all Township Ordinances.

5.6.5 **Information Required on Site Plan**

A site plan submitted for review and approval shall contain all of the following data prior to its submission to the Planning Commission for review and recommendation. Site plans shall consist of an overall plan for the entire development. Sheet size shall be at least 24" X 36" with plan view drawn to a scale of not less than 1" – 50' for property less than three acres or 1" = 200' for property three or more acres. Included on the site plan shall be all dimensions and the following:

a. General Information

1. Proprietors, applicants, and owner's names, addresses and telephone numbers. Letter of authority from owner if applicant is not owner.

2. Date (month, day, year), including plan issue revisions.

3. A stake survey and drawing of the property by registered surveyor.

4. A detailed drawing of the site together with adjacent structures.

5. A detailed drawing setting forth the size, location, and type of construction of any signs to be placed on the parcel.

6. Location map drawn with north arrow indicated.

7. Architect, engineer, surveyor, landscape architect, or planners seal.

8. Existing lot lines, building lines, structures, parking areas, etc., on the parcel, and within 100' of the site.

9. Proposed lot lines, property lines, and all structures, parking areas, etc., and withing 100' of the site.

10. Centerline and existing proposed right-of-way lines of any street.

11. Zoning classification of petitioners parcel and all abutting parcels.

12. Gross acreage figure and percentage of parcel coverage.

13. Proximity to major thoroughfares and section corners.

14. If the development is to be phased, there is a general indication of how the phasing is to proceed.

b. Physical Features

1. Acceleration, deceleration, and passing lanes and approaches.

2. Proposed location of access drives, street intersections, driveway, locations, sidewalks, bike paths, curbing, and areas for public use.

3. Location of existing and proposed service facilities above and below ground, including:
   a. Well sites

   b. Septic systems and other wastewater treatment systems. The location of the septic tank and the drain field (soil absorption system) should be clearly distinguished.

   c. Chemical and fuel storage tanks and containers.

   d. Storage, loading, and disposal areas for chemicals, hazardous substances, salt and fuels.

   e. Water mains, hydrants, pump houses, standpipes and building services and sizes.

   f. Sanitary sewers and pumping stations.

   g. Storm water control facilities and structures including storm sewers, swales, retention, and detention basins, drainage ways and other facilities, including calculation for sizes.

   h. Location of all easements.

4. All structures with dimensioned floor plans, setback and yard dimensions and typical building elevation.

5. Dimensional parking spaces and calculation, drives, and method of surfacing.

6. Exterior lighting locations and photometric plan.

7. Location and description of all existing and proposed landscaping berms, fencing, and walls.

8. Trash receptacle pad location and method of screening.

9. Transformer pad location and method of screening.

10. Dedicated road or service drive locations.

11. Entrance details including sign locations and size.

12. Designation of fire lanes.

13. A report from the Governing Body as to the traffic capacity of the public road adjacent to the site together with a statement from the Governing Body indicting current traffic volume on said road.

14. Any other pertinent physical features.

15. Road rights-of-way shall meet Governing Body, and construction shall equal Governing Body specifications for base and material.

c. Natural Features

1. Provide current existing topography with a maximum contour interval of two feet. Topography on the site and beyond the site for one hundred (100) feet in all directions should be indicated. Grading plan, showing finished contours at a maximum interval of two (2) feet, correlated with existing contours to clearly indicate required cutting, filling, and grading.

2. Location of existing drainage courses and associated bodies of water, on and off site, and their elevations.

3. Location of existing wetlands.

4. Location of natural resource features, including woodlands and areas with slopes greater than ten (10) percent (one foot of vertical elevation for every 10 feet or horizontal distance).

5. A wetlands permit from the Governing Body is one is required by the State.

6. A storm water management system and facility approved by the Jackson County Drain Commissioner that will not substantially reduce or increase the natural retention or storage capacity of any water body, or cause alterations that could increase flooding or water pollution on or off the site.

7. The owner shall present the plan and be accompanied by an engineer, architect, or contractor to fully explain the plan.

d. Additional Requirements for Multiple Family

1. Designation of units by type and number of units in each building.

2. Details of community building and fencing of swimming pool if proposed.

e. Additional Requirements for Commercial and Industrial Developments

1. Presentation of the Site Plan must be an owner or designated representative with an architect, engineer or contractor present.

2. Loading and unloading areas.

3. Total and usable floor area.

4. Number of employees in peak usage.

5.6.6 **Administrative Review**

In the following cases, the Township may designate an administrative official to approve a site plan without submission to the Planning commission, but subject to all the above criteria, requirements and standards.

a. Accessory uses incidental to a conforming existing use where said use does not require any variance or further site modifications.

b. Provision for additional loading and unloading spaces and landscape improvements as required by Ordinance.

5.6.7 **Utilities**

Utility plans for a particular site which involve Township provided sewer or water shall be submitted to the Township Engineer for review and approval. Proposed utilities shall conform with Township approved standards.

5.6.8 **Amendment of Approved Site Plan**

a. A site plan may be amended upon application and in accordance with provisions and the procedures provided in Section 5.6.3, herein for a final site plan. Site plans amended in order to be brought into compliance with the requirements of governmental agencies of authority, other than Blackman Township, which are subject to the provisions of this Ordinance.

b. No deed recorded pursuant to an approval site plan may be changed, altered or amended, nor shall any document recorded pursuant to an approved sit plan deviate from the site plan submitted to the Planning Commission by the alteration or changing of the area, size, dimension or lot lines or any lot or unit. All such changes must be resubmitted to the Planning commission upon application and in accordance with the provisions and procedures provided in Section 5.6.3 for site plan review.

5.6.9 **Exempt Buildings, Structures and Uses**

Except as provided herein, Section 5.6 shall not apply to the replacement, repair of the adding of an addition which does not exceed one thousand (1000) square feet or the alteration of buildings, structures or parking lots on commercial, industrial or office structures and uses where the proposed improvement meets all of the requirements of this Zoning Ordinance, the Blackman Township Building Code, the Blackman Township Electrical Code, and the Blackman Township Plumbing Code, and where the existing use is not materially changed in nature or character. In such case, the Zoning Administrator may authorize a Zoning compliance Permit for the construction of the improvement without a site plan review. In the event that the proposed improvement requires additional property, conditional use, a variance, or

substantially and materially changes the existing use, then the Zoning Administrator shall refer the proposed improvement to the Planning Commission for a site plan review subject to all the criteria set forth in Section 5.6. The Zoning Administrator in his discretion shall decide whether a site plan review is necessary to carry out the spirit and intent of this Zoning Ordinance. Providing however, that such plan must be approved as if it were submitted for a building permit.

5.6.10 **Modification During Construction**

All improvements shall conform to the approved final site plan. If the applicant chooses to make any changes in the development in relation to the approved final site plan, he/she shall do so at his/her own risk, without any assurance that the Township Planning Commission will approve the changes. It shall be the responsibility of the applicant to notify the Zoning Administrator and the Planning Commission of any such changes. The zoning Administrator or the Planning commission may require the applicant to correct the changes to conform to the approved final site plan.

5.6.11 **Phasing of Development**

An applicant may divide a proposed development into two or more phases with the approval of the Planning Commission and the Township Board. Such phasing shall be in conformance with Section 5.6.5.a.13 Future development beyond approved phases shall not appear on the approved final site plan. A phase development shall not be developed in phases exceeding a total of three (3) years for all the phases.

5.6.12 **Inspection**

A sub-grade improvement such as utilities, sub-base and base installations for drives and parking lots, and similar improvements shall be inspected by the Township and approved prior to covering. The Zoning Administrator shall be responsible for the inspection of all improvements for conformance to the approved final site plan. The applicant shall be responsible for the inspection of all improvements for conformance to the approved final site plan. The applicant shall be responsible for requesting necessary inspections. The Zoning Administrator shall notify the Building Inspector and the Planning commission, in writing, when a development for which a final site plan was approved has passed inspection with respect to the approved final site plan. The Zoning Administrator shall notify the Building Inspector, and the Planning Commission, in writing, of any development for which a final site plan was approved which does not pass inspection with respect to the approved final site plan and shall advise the Planning Commission of steps taken to achieve compliance. In such case the Zoning Administrator shall periodically notify the Planning Commission of progression toward compliance with the approved final site plan, and when compliance is achieved. An Occupancy Permit may be issued by the Building Official prior to completion of the site improvement **SUBJECT TO** such conditions and bond as may be imposed by the Township Board.

5.6.13 **Fees**

Fees for the review of site plan and inspections as required by this article shall be established, and may be amended, by resolution of the Township Board.

5.6.14 **Violations**

The approved final sit plan shall become part of the record of approval and subsequent action relating to the site in question shall be consistent with the approved final site plan unless the Planning Commission approves changes as provided in the Article. Any violation of this Article, including any improvement not in conformance with an approved Final Site Olan, shall be deemed a violation of this Ordinance as provided in Article VI, and shall be subjected to the penalties therein.

5.6.15 **Supplemental Regulations**

The site plan approval shall expire, and be of no effect, three hundred sixty-five (365) days after the date of issuance thereof, unless within such time the Building Official has issued a permit for any proposed work authorized under a said site plan approval.

SECTION 5.7 - NONCONFORMITIES

There within the districts established by the Ordinance, or by amendments, there exists lots, structures, and uses of land and structures which were lawful before this Ordinance was adopted or amended and which would be prohibited, regulated, or restricted under the terms of this Ordinance, or future amendment, it is the intent of this Ordinance to permit these non-conformities to continue until they are discontinued, damaged, or removed but not to encourage their survival. These nonconformities shall not be enlarged, expanded, or extended except as provided herein; not to be used as ground for adding other lots, structures, or uses prohibited elsewhere in the same district.

5.7.1 **Nonconforming Use of Land**

Where, on the date of adoption of amendment of this Ordinance, a lawful use of land exists that is no longer permissible under the provisions of this Ordinance, such use may be continued, so long as it remains otherwise lawful, subject to the following provisions:

a. No such nonconforming use of land shall be enlarged, expanded, or extended to occupy a great area of land than was occupied on the effective date of adoption or amendment of this Ordinance; and no accessory use or structure shall be established therewith.

b. No such nonconforming use of land shall be moved in whole or in part to any other portion of such land not occupied on the effective date or adoption or amendment of this Ordinance.

c. If such nonconforming use of land ceases for any reason for a period of more than one hundred eighty (180) consecutive days, the subsequent use of such land shall conform to the district in which such land is located. Extensions may be granted by the Planning Commission if it has been demonstrated that extenuating conditions have occurred which have been beyond the control of the parties involved.

5.7.2 **Nonconforming Structures**

Where, on the effective date of adoption or amendment of this Ordinance, a lawful structure exists that could not be built under the regulations of this Ordinance by reason of restrictions upon lot area, lot width, lot coverage, height, open spaces, or other characteristics of such structure or its location upon a lot, such structure may be continued so as it remains otherwise lawful subject to the following provisions:

a. No such structure shall be enlarged, expanded, extended or altered in a way which increases its nonconformance.

b. Should any structure be destroyed by any means to an extent of more than fifty (50%) percent of its replacement cost at the time of destruction, it shall not be reconstructed except in conformity with the provisions of this Ordinance. This subsection shall not apply to any structure used as a dwelling unit in a local commercial district (C-1), general commercial district (C-2), light industrial district (I-1) , heavy industrial district (I-2), office district (O-1), or highway service commercial district (C-3), wherein such structures may be reconstructed for use as dwelling units. ***Adopted 06/03/91***

c. Should any structure be moved for any reason, of any distance, it shall thereafter conform to the regulations of the district in which it is located after it is moved.

5.7.3 **Nonconforming Uses of Structures**

Where, on the date of adoption or amendment of this Ordinance, a lawful use of structure exists that is no longer permissible under the regulations of this Ordinance, such use may be continued so long as it remains lawful subject to the following:

a. No conforming use of a structure shall be enlarged, expanded, extended, or altered except in changing the use of such structures to use permitted in the district in which such structure is located.

b. When a nonconforming use of a structure is discontinued or abandoned for more than one hundred eighty (180) consecutive days, the structure shall not thereafter be used except in conformance with the regulations of the district in which it is located. Extensions may be granted by the Planning Commission if it has been demonstrated that extenuating conditions have occurred which have been beyond the control of the parties involved.

c. Any structure devoted in whole or in part to any nonconforming use, work may be done in any period of twelve (12) consecutive months on ordinary repairs or on repairs or replacement of nonbearing walls, fixtures, wiring or plumbing to an extent not to exceed ten (10%) percent of the current replacement value of the structure, provided that the volume of such structure or the number of families housed therein as it existed on the date of adoption or amendment of this Ordinance shall not be increased. Nothing in this Ordinance shall be deemed to prevent the strengthening or part thereof declared to be unsafe by any official charged with protecting the public safety upon order of such official.

d. Should any structure containing a nonconforming use be moved, for any reason of any distance, it shall thereafter conform to the regulations of the district in which it is located after it is moved.

e. Should any structure devoted in whole or in part to any nonconforming use be destroyed by any means to an extent of more than fifty (50%) percent of its replacement cost at the time of destruction, it shall not be reconstructed and again be devoted to any use except in conformity with the regulations of the district in which it is located. This subsection shall not apply to any structure used as a dwelling unit in a local commercial district (C-1), general commercial district (C-2), light industrial district (I-1), heavy industrial district (I-2), office district (O-1), or highway service commercial district (C-3), wherein such structures may be reconstructed for use as dwelling units. ***Adopted 06/03/91***

f. Extension and Substitution – There shall be a specific exemption from Section 5.7.3 (e), to permit rebuilding or replacing, but not to include extending a nonconforming use when such use is occupied as a one- or two-family dwelling and has been destroyed by other than overt action of the owner. In appeals within twelve (12) months of date of destruction requesting an exemption under this section. If the Board of Appeals, after a hearing upon such application shall determine that for reasons of health, sanitation, safety or the well-being of the occupants that the request is reasonable and proper, then the Board of Appeals may authorize the owner to rebuild or replace said dwelling. Prior to granting any such request under this section, the Board of Appeals specifically shall make the following findings of fact and apply the following standards:

    1. That the structure was originally constructed as a dwelling.

    2. That the structure currently or immediately proceeding damage was occupied as a dwelling.

    3. That the proposed rebuilding or replacement will materially and substantially benefit the use as a dwelling and/or make the use more in conformity with the provisions of this Zoning Ordinance and building code.

4. That the proposed rebuilding or replacement will not have an adverse effect upon the uses in the general vicinity by creating new or different violation of this Zoning Ordinance.

5.7.4 **Change of Tenancy or Ownership**

There may be a change of tenancy, ownership, or management of an existing nonconforming use, building, or structure; provided there is no change in the nature or character of such nonconforming use, building, or structure.

5.7.5 **Substandard Nonconforming Lots of Record**

In any district in which single-family dwelling are permitted, notwithstanding limitations imposed by other provisions of this Ordinance, a single-family dwelling and customary accessory buildings or structures may be erected on any single lot of record at the effective date of adoption or amendment of this Ordinance. Such lot must be in separate ownership and not of continuous frontage with other lots in the same ownership as of the date of adoption of this Ordinance. This provision shall apply even though such lots fail to meet the requirements for area or width, or both, that are generally applicable in the district, provided that yard dimensions and other requirements, not involving area or width, or both of the lot shall conform to the regulations for the district in which such lot is located. If two or more lots or combinations of lots with continuous frontage in single ownership are of record at all or part of the lots do not meet the requirements for lot width and areas as established by this Ordinance, and no portion of said parcel or lot shall be used or sold which does not meet lot width and area requirements established by this Ordinance nor shall any division of the parcel or lot with width or area below the requirements stated in this Ordinance.

SECTION 5.8 – PERFORMANCE STANDARDS

5.8.1 **Requirements**

Any use of a lot, building, or structure in any district shall be such that it is not obnoxious, dangerous, or injurious by reason of heat, glare, fumes, odors, dust, erosion, sound or vibrations at standards currently used by the Michigan Department of Public Health, beyond any boundary line of the lot or parcel of land on which the use is located.

5.8.2 **Plans**

The application for a zoning compliance permit for a use subject to performance requirements shall be accompanied by a building plan and equipment layout with description of the machinery, process, and projects; and specifications for the mechanisms and techniques to be used in meeting the performance standards.

5.8.3 **Enforcement**

The Zoning Administrator may refer the application to one or more expert consultants qualified to advise as to whether a proposed use will conform to the performance standards. The costs of such services shall be borne by the applicant and a copy of any report shall be furnished to the applicant and the Blackman Charter Township.

SECTION 5.9 - STORAGE OF MATERIALS *Adopted 12/05/94*

The location or storage of abandoned, discarded, unused, unusable, or inoperative appliances, furniture, equipment or material shall be regulated as follows:

a. On any lot in any residential district or commercial district, the owner or tenant, but not for hire or for business, shall locate and store such materials within a completely enclosed building. In any

agricultural district the above restrictions only apply when within five hundred (500) feet of a property line or public roadway.

b. On any lot in any industrial district, the owner or tenant, whether or not for hire or for business, shall locate and store such materials within a completely enclosed building or within an area surrounded by a solid, unpierced fence or wall at least seven (7) feet in height and not less in height than the materials located or stored therein, and not closer to the lot lines than the minimum yard requirements for buildings permitted in said districts.

c. Nothing in this Ordinance shall permit the storage or parking of any vehicle or non-permanent structure within the required front yard of any lot within a residential district, except that the parking of a passenger vehicle on an improved driveway located on private property shall not be prohibited.

d. On any lot in an Office, Commercial, or Industrial District, any display of vehicles or other merchandise shall be located no closer to the street right-of-way line than on-half the minimum authorized front side yard depth.

e. Notwithstanding anything to the contrary contained in this Zoning Ordinance, owners, tenants, and/or users of property located in residential or office zoning districts shall be prohibited from outdoor storage on said parcels of the following items:

    1. No semi-trailer shall be stored or parked for more than seventy-two (72) hours on any lot or parcel, nor shall any such unit have removed from its undercarriage, axles and the unit then used for storage, garage, office or any other purpose in any such district, except in those used in connection with construction projects as determined by the Zoning Administrator.

    2. Packing or storage crates, parts or all of a semi-trailer, and similar converted structures shall not be used as accessory structures in any zoning district, except agricultural. Railroad cars shall not be used as accessory structures in any zoning district.

SECTION 5.10 - MOBILE HOME SUBDIVISIONS

a. All mobile homes to be erected as permanent residences in mobile home subdivisions shall meet the requirements of the Blackman Charter Township Building Code and shall be approved by the Building Inspector prior to erection on the lots.
b. Shall conform with all manufactures specifications for installation.
c. Lot areas where a mobile home is to be erected, altered, or used as a single-family dwelling shall contain not less than ten thousand (10,000) square feet of lot area if the lot is served by a central sanitary sewerage system. Where a lot is not so served, there shall be provided a minimum of fifteen thousand (15,000) square feet of lot area for each home.
d. The minimum lot width for lots served with a central sanitary sewerage system shall be seventy-five (75) feet. Where a lot is not so served, the minimum lot width shall be ninety (90) feet.
e. The maximum lot coverage shall not exceed thirty (30%) percent.
f. Each lot in a mobile home subdivision shall have a front yard not less than thirty-five (35) feet.
g. Each lot in a mobile home subdivision shall have two (2) side yards and the least width of either yard shall not be less than ten (10) feet, but the sum of the two (2) side yards shall not be less than twenty-five (25) feet.
h. Each lot in a mobile home subdivision shall have a rear yard of not less than twenty (20) feet.
i. No accessory building or structure, or part thereof, shall be erected to a height exceeding twelve (12) feet.
j. All mobile homes to erected and used in a mobile home subdivision shall contain in a gross floor area of not less than six hundred (600) square feet.
k. No habitable site-constructed addition to a mobile home shall be greater than 50% of the floor area of the basic mobile home or 260 square feet, whichever is smaller, and shall not exceed the height of the basic mobile

home. All additions shall comply with the Blackman Charter Township Building code. This area limitations shall not apply to an attachment designed to be transported on its own wheels and occupied without a permanent foundation.

l. Skirting - All manufactured homes shall have complete perimeter skirting of material compatible with manufacture home siding and shall be suitably affixed to resist the elements and normal wear.

SECTION 5.11 - MOBILE HOMES AND TRAVEL TRAILERS

a. No mobile home shall be used other than as a single-family dwelling and in a duly licensed Mobile Home Park or in a Mobile Home Subdivision, except a mobile home may be used as a temporary field office and/or security office in any commercial or industrial district. ***Adopted 10/03/88***

b. Mobile trailer offices may be permitted in any non-residential district on a temporary basis with extensions as necessary as granted by the Zoning Administrator.

c. No travel trailer shall be used as a dwelling, or as a temporary dwelling for a period not to exceed 90 days in a calendar year, provided such travel trailer is situated on a parcel of land upon which is located a dwelling with water and sanitary facilities accessible to the travel trailer occupants and certified by the Zoning Administrator.

SECTION 5.12 - VISIBILITY AT INTERSECTIONS

On any corner lot in any zoning district requiring front and side yards, no fence, wall, hedge, screen, sign, structure, vegetation, or planting shall be allowed to impede vision between a height of (3) feet and eight (8) feet above the centerline grades within the triangular area formed by the intersecting street right-of-way lines and a straight line joining the two (2) street lines at points which are measured along the street right-of-way line.

SECTION 5.13 - ACCESS TO PUBLIC STREETS

a. In any residential district, commercial district, and industrial district, every use, building, or structure established after the effective date of this Ordinance shall be on a lot or parcel which adjoins a public street.

b. In any agricultural district every use, building, or structure established after the effective date of this Ordinance shall be on a lot or parcel which adjoins a public or private easement of access to a public street.

c. Any public or private easement serving two (2) or more structures shall have a minimum width of sixty-six (66) feet. ***Adopted 03/16/98***

d. In a residential district where a structure is prohibited solely because the lot of parcel of land the structure is constructed upon does not adjoin a public road, such structure and the use of it shall be considered to be a permitted use providing the structure was in existence prior to adoption date and such structure and use do not violate any other provisions of this ordinance as of the adoption date. ***Adopted 03/17/03***

SECTION 5.14 - FLOOD PLAINS ***Adopted 07/02/80***

Subject to the Governing body on flood plain.

SECTION 5.15 - PRESERVATION OF LAKESHORES, RIVER, AND STREAM BANKS

No person shall alter, change, transform, or otherwise vary the edge, bank, or shore of any lake, river, or stream except in conformance with the following:

a. As provided in the Inland Lakes and Streams Act, Act 291 of the Public Acts of 1965, and as amended.

b. If any edge, bank, or shore of any lake, river, or stream is proposed to be altered in any way by any person shall submit to the Planning Commission a Site Plan as required in Article V, Section 5.6, or this Ordinance. This does not relieve the applicant from complying with requirements of other regulatory agencies.

SECTION 5.16 - HOME OCCUPATIONS

A home occupation shall be clearly incidental and secondary to the use of the dwelling unit for residential purposes. The following additional conditions shall be observed:

a. No article shall be sold or offered for sale on the premises except such as is produced with the dwelling or accessory building or is provided incidental to the service or profession conducted within the dwelling or accessory building.

b. There shall be no exterior storage of materials or equipment.

c. No nuisances shall be generated by heat, glare, noise, smoke, vibration, noxious fumes, odors, vapors, gases, or matter at any time.

SECTION 5.17 - FENCES

Fences which enclose property shall not exceed six (6) feet in height, measured from the surface of the ground, except as otherwise specifically noted. No fence with barbs or carrying electric current or charge shall be permitted in any residential district, nor shall any lot line fence be so constructed as to constitute a hazard to the public health and welfare.

SECTION 5.18 - RESERVED

SECTION 5.19 - ESSENTIAL SERVICES

a. Nothing in this Ordinance shall prohibit the provision of essential service, provided the installation of such service does not violate any other applicable provision of this Ordinance.

b. Nothing in this section shall be construed to permit the erection, construction, or enlargement of any building or maintenance depot for provision of an essential service except as otherwise permitted in this Ordinance.

c. Any structure erected above ground in any residential district shall be screened or fenced and shall be subject to provisions of Section 5.6 – Site Plan Review and Approval.

SECTION 5.20 - RESERVED

SECTION 5.21 - RESERVED

SECTION 5.22 – RESERVED

SECTION 5.23 - ACCESSORY STRUCTURES

a. Any accessory structure in excess of 120 square feet or any such structure attached to a permanent foundation shall require a building permit. Any structure exceeding 120 square feet shall meet all applicable Township building, electrical and plumbing codes as the same may be applicable to said structure. A plumbing inspection shall not be necessary in the event that the structure does not have running water or lavatory facilities. A structure shall not require an electrical permit in the event that the structure does not have any lighting fixtures or illumination.

b. Packing, storage crates, shipping containers, parts or all of a semi-trailer, and similar converted structures shall not be used as accessory structures in any zoning district, except agricultural. Railroad cars shall not be used as accessory structures in any zoning district.

SECTION 5.24 - TELECOMMUNICATION FACILITIES AND TOWERS

This Ordinance is an amendment to the Blackman Charter Township Zoning Ordinance and is enacted pursuant to enabling clause set forth herein. The purpose of such amendment is to add procedures and requirements for the construction and location of telecommunication facilities and towers within the Township and to make the required changes in the existing Zoning Ordinance to be compatible with this Amendment.

Minimum Standards

All commercial wireless telecommunication facilities and towers erected, constructed, or located within the Blackman Charter Township shall comply with the following minimum standards:

a. commercial telecommunication antennas, satellite dishes, cellular towers, microwave dishes, paging and other wireless types of communication towers or antennas shall be self – supporting and separated from structures by a distance of no less than 200 feet or the height of the telecommunication facility plus 10%, whichever is greater, except structures used for the operation of the telecommunication facility. The setback distance shall be measured from the base of the telecommunication facility to the lot line.

b. There shall not be displayed any advertising or identification of any kind intended to be visible from the ground or other structure on any telecommunication facility, except such identification as may be required for emergency purposes.

c. All parking and drive area must be paved. However, the Planning commission, in its=sole discretion, may allow an alternate type of finished surface for the parking and drive areas.

In the event the use of any telecommunication facility has been discontinued for a period of 90 days, the telecommunication facility shall be deemed to be abandoned. Upon abandonment, the owner/operator of the telecommunication facility shall have an additional 90 days within which to reactivate the telecommunication facility, or dismantle and remove the telecommunication facility, restoring the premises to their original condition to the extent possible. All support structures, equipment, and related components, further, shall be removed to a depth of two feet below ground.

Conditional or Permitted Use:

Telecommunication facilities shall be subject to the provisions of Section 5.24 of this Ordinance regardless of whether such facilities are designated as a conditional or permitted use in any zoning district. Such conditions are necessary to preserve the safety, health and welfare of the residents because of the nature of the activity.

SECTION 5.25 - RESERVED

SECTION 5.26 - SOLAR ENERGY SYSTEMS ***Adopted 05/18/19***

Blackman Charter Township determines that it is in the public interest to encourage the use and development of renewable energy systems that enhance energy conservation efforts in a safe and efficient manner that is subject to reasonable conditions that will limit adverse impact on nearby properties, environment, and rural character of the region. The Township resolves that the following regulation and standards shall be adopted to ensure that solar energy systems can be constructed with Blackman Charter Township while protecting public health, safety, and natural resources.

5.26.1 **Criteria for the Use of All Solar Energy Equipment**

a. Solar energy equipment shall be located in the least visibly obtrusive location where panels would be functional.

b. Solar energy equipment shall be repaired or replace within three (3) months of becoming nonfunctional.

c. Each system shall conform to applicable industry standards including those of the American National Standards Institute (ANSI).

5.26.2 **Permitted Use Standards for Accessory Solar Systems**

Accessory Solar Energy Systems are a small solar energy system designed and used as an accessory use to serve the needs of a home, farm, or small business (on-site usage). Accessory Solar Energy Systems are Permitted Uses in all zoning districts, reviewed by the Zoning Administrator, and subject to the following standards:

a. Building and Roof Mounted
Permitted use is Architecturally integrated with structure.

b. Ground Mounted
Conditional use permit required.

c. Property Set-Backs
Projects shall follow the district's applicable setbacks of the property's principal use. Ground mounted panel systems shall not be located within a FEMA floodplain or designated wetlands, with forty (40) feet of a riparian shoreline, and/or within three hundred (300) feet of governmental and/or non-governmental wildlife management areas and scenic trail corridors.

d. Construction Standards
The owner(s) and/or operator(s) shall submit a site plan and obtain all necessary permits from the Township, and other applicable government agencies.

1. An Accessory Solar Energy System may not occupy more than fifteen (15%) percent of the property or up to (5) acres, whichever is less.

2. All electrical interconnection and distribution lines within the project boundary shall be underground, unless determined otherwise by the Planning Commission because of severe environmental constraints (e.g. wetlands, hard bedrock), except for wiring between panels in a single solar array, and except for power lines that leave the project or are within the substation. All electrical interconnections and distribution components must comply with all applicable codes and public utility requirements.

3. Plans shall be provided to the Public Safety Department for review of potential hazards/issues.

4. Maximum height of ground mounted panels shall not exceed sixteen (16) feet.

e. Nuisances
Accessory Solar Energy Systems shall not produce glare that is a nuisance to occupants of neighboring properties, or persons traveling neighboring roads, or air routes. Noise produced from Solar Energy Systems shall not exceed 5 dB above ambient sound levels as measured at the property line. Adequate setbacks shall be provided to comply with these limitations.

5.26.3 **Conditional Use Standards for CSES/Solar Garden, or Solar Farm**

Community Solar Energy System, Solar Garden, or Solar Farms are large solar energy systems designed with the primary use of generating electricity to the electric transmission grid. Community Solar Energy System, Solar Garden, or Solar Farms are Conditional Uses in all agricultural, commercial, and industrial zoning districts (excludes residential and office districts), reviewed by the Planning Commission, and subject to the following standards:

a. Process

Large solar energy system projects shall require prior to construction approval, a site assessment study conducte4d by a private company independent of the project applicant(s) and/or property owner to determine feasibility, including the project's description identifying the size, rated power output, project life, development phases, likely market for the generated energy; visual impact using renditions or phots; analysis of onsite traffic; environmental analysis including soils, wetlands, surface water, woodlots, historical features, review of potential impacts on wildlife corridor preservation at the site, and mitigation measures.

b. Nuisances

Large solar energy system projects shall not product glare that is a nuisance to occupants of neighboring properties or persons traveling neighboring roads, or air routes. Noise produced from large solar energy systems shall not exceed 5dBA above ambient sound levels as measured at the property line. Adequate setbacks shall be provided to comply with these limitations.

c. Property Setbacks

Setbacks shall follow the district's applicable setbacks of the property's principal use. Ground mounted panel systems shall not be located within a FEMA floodplain or designated wetlands, within forty (40) feet of a riparian shoreline, within one hundred fifty (150) of a residential district, and/or within three hundred (300) feet of governmental and /or non-governmental wildlife management areas, parks and scenic trail corridors.

d. Construction Standards

Project applicant(s) shall submit a site plan and obtain all pertinent permits from the Township and other applicable government agencies.

1. The maximum property coverage restrictions shall not apply to photovoltaic solar panels. Any other regulated structures on the property are subject to the maximum lot coverage restrictions of the district.

2. All electrical interconnection and distribution lines within the project boundary shall be underground, unless determined otherwise by the planning commission because of severe environmental constraints (e.g. wetlands, hard bedrock), except for wiring between panels in a single solar array, and except for power lines that leave the project or are within the substation, All electrical interconnections and distribution components must comply with all applicable codes and public utility requirements.

3. Lighting at the facility must be shielded to prevent atmospheric light pollution. Light pole(s) shall not exceed eighteen (18) feet.

e. Height

Ground mounted photovoltaic solar panel arrays shall not exceed sixteen (16) feet.

f. Landscaping
Ground mounted photovoltaic solar panel arrays shall be screened from view along road and adjacent residences. The Planning Commission may alter the landscaping requirement depending upon the location and existing plant material on the site.

g. Safety/Access
Perimeter security fencing is required around the Solar Energy facility and all electrical equipment. Keys or code access shall be provided for emergency use.

1. Owner(s) and/or operator(s) shall identify emergency and normal shutdown procedures.

2. Owner(s) and/or operator(s) shall identify potential hazards including solid and hazardous waste, generated by the project to adjacent properties, roadways, and to the community in general.

3. Plans shall be provided to the Public Safety Department for review of potential hazards/issues.

h. Telecommunications Interference
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.

i. Utilities Interconnection
No grid-connected photovoltaic system 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 large solar energy system is located.

j. Project Life and Final Reclamation
The owner(s) and/or operator(s) shall submit a decommissioning plan for ground mounted photovoltaic systems to ensure that the owner(s) and/or operator(s) properly remove the equipment and facilities upon the end of the project life or in the event they are not in use for twelve (12) consecutive months. The plan must show a completion date not to exceed eighteen (18) months and shall include provisions for the removal of all structures and foundations, the removal of all electrical transmission components, the restoration of soil and vegetation and a soundly based plan ensuring financial resources will be available to fully decommission the site. The Township may require the owner(s) and/or operator(s) to post a bond, letter of credit or establish an escrow account to ensure property decommissioning.

k. Planning Commission Review
Due to the ever-changing technical capabilities of photovoltaic solar panels 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 developments requirements found within the Solar Energy Systems Ordinance.

SECTION 5.27 - RESERVED

ARTICLE VI

ADMINISTRATION OF THE ORDINANCE

SECTION 6.1 - PURPOSE

It is the purpose of this Article to provide the procedures for the administration of this Ordinance, issuance of permits, inspection of properties, collection of fees, handling of violators, and enforcement of the provisions of this Ordinance and amendments thereto.

SECTION 6.2 - ADMINSTRATION **Adopted 10/20/97**

Except when herein otherwise stated the provisions of this Ordinance shall be administered and enforced by the Zoning Administrator, Township Clerk, Supervisor or such deputies as may be designated from time to time by the Supervisor, or by such deputies of the Building or Public Safety Department as the Blackman Charter Township Board may designate from time to time to enforce the provisions of this Ordinance.

SECTION 6.3 - DUTIES OF ZONING ADMINISTATOR

The Zoning Administrator shall have the power to grant zoning compliance permits ~~and certificates of occupancy~~ and to make inspections of property necessary to perform his duties in the enforcement of this Ordinance.

If the Zoning Administrator shall find that any of the provisions of this Ordinance are being violated, he shall notify, in writing, the person responsible for such violation, indicating the nature of the violation and ordering the action necessary to correct it. He shall order discontinuance of illegal use of any lot or structures; removal of illegal structures, or of illegal additions, alterations, or structural changes; discontinuance of any illegal work being done; or shall take any other action authorized by this Ordinance to ensure compliance with or to prevent violation of its provisions.

SECTION 6.4 - ZONING COMPLIANCE PERMITS

No building or structure, or part thereof, shall hereafter be located, erected, constructed, reconstructed, altered, converted, or enlarged or moved; nor shall any change be made in the use of any building, structure, or land without a zoning compliance permit having been obtained from the Zoning Administrator for such building, structure, or land. A zoning compliance application shall be filled out and submitted to the Zoning Administrator.

2.4.1 **Issuance of Zoning Compliance Permits**

The Zoning Administrator shall require that all applications for zoning compliance permits shall be accompanied by plans and specifications including a plot Plan in duplicate, drawn to scale, showing the following information:

a. The actual dimensions and shape of the lot to be built upon and
b. The exact size and location of existing structures on the lot, if any; and
c. The location and dimensions of the proposed structure or alteration

2.4.2 **Voiding of Zoning Compliance Permit**

Any Zoning Compliance permit granted under this Ordinance shall become null and void and fees forfeited if any facts are knowingly falsified or misrepresented by the petitioner, and unless construction is completed and use initiated within five hundred forty-five (545) days of the date of issuance. A zoning compliance permit shall be renewable upon reapplication and upon payment of the fee, subject however, to the provisions of all ordinances in effect at the time of renewal.

SECTION 6.5 - RESERVED

SECTION 6.6 - FEES, CHARGES AND EXPENSES

The Blackman Charter Township Board shall establish a schedule of fees, charges, and expenses, and a collection procedure for zoning compliance permits, certificates of occupancy, appeals and other matters pertaining to the Ordinance. The schedule of fees shall be posted in the office of the Zoning Administrator and may be altered or amended only by the Blackman Charter Township Board. No permit, certificate, conditional use on approval or variance shall be issued unless or until such costs, charges, fees, or expenses listed in this Ordinance have been paid in full, nor shall any action be taken on proceedings before the Board of Appeals, unless or until preliminary charges and fees have been paid in full.

SECTION 6.7 - VIOLATIONS AND PENALTIES: ***Adopted 02/05/96***

A. **Notice of Violation**
The Zoning Administrator shall serve a notice of violation or order on the person responsible for the erection, construction, alteration, extension, repair, use or occupancy of a structure or lot in violation of this Ordinance, or in violation of a certificate of zoning compliance issued hereunder. Such order shall direct the discontinuation of the illegal action or condition, and abatement of the violation.

B. **Stop Work Order**
Upon notice from the Zoning Administrator that work on any structure or premises is being prosecuted contrary to the provisions of this Ordinance, such as work shall be immediately stopped. The stop work order shall be posted on the property involved, or to the owner=s agent, or to the person doing the work; and shall state the conditions under which the work may be resumed. Any person who shall continue any work in or about the structure or premises after having been served with a stop work order, except such work as such person is directed by the Zoning Administrator to perform in order to remove violations or unsafe conditions, shall be liable for the penalties set forth in paragraph C below.

C. **Violations, Penalties**
Any person who shall violate any provision of this Ordinance or shall fail to comply with any of its requirements, or who shall erect, construct, alter or repair a structure in violation of an approved Plan or directive of the Zoning Administrator, or of a certificate or permit issued under this Ordinance, shall be guilty of a civil infraction. Upon conviction, such person shall be punishable by a fine of not more than Five Hundred ($500) Dollars or by imprisonment not exceeding ninety (90) days or both. Each day a violation occurs shall be deemed a separate offense.

D. **Nuisance Per Se**
Any structure which is erected, altered or converted or any use of any structure or lot which is commenced, exists or changes in violation of any of the provisions herein, is declared to be a nuisance per se, and shall be abated by order of any Court of competent jurisdiction. ***Adopted 08/18/97***

SECTION 6.8 - RESERVED

ARTICLE VII

ZONING BOARD OF APPEALS

SECTION 7.1 - ZONING BOARD OF APPEALS ESTABLISHED

There is hereby established a Zoning Board of Appeals, which shall perform its duties and exercise its powers as provided in Act 184 of the Public Acts of 1943, as amended, in such a way that the objectives of this Ordinance shall be observed, the public health and safety secured, and substantial justice done.

Regular Members:

a. The Zoning Board of Appeals shall be composed of five (5) regular members appointed by the Township Board.
b. A member of the Planning Commission shall also serve as a regular member of the Zoning Board of Appeals but shall not participate in a public hearing on or vote on the same matter he or she voted on as a member of the Planning Commission.
c. The Township Board will appoint the remaining regular members from the electors of the Township.
d. A member of the Township Board may also serve as a regular member of the Zoning Board of Appeals, although he or she cannot serve as the Chair of the Zoning Board of Appeals no participate in a public hearing on or vote on the same matter he or she voted on as a member of the Township Board.
e. A vacancy on the Zoning Board of Appeals must be filled within 1 month of the resignation or removal of a member of the Board.

Alternate Member:

a. The Township Board may also appoint up to two (2) alternate members to the Zoning Board of Appeals from the electors of the Township.
b. An alternate member may be called as specified to serve as a member of the Zoning Board of Appeals if a regular member is unable to attend one (1) or more meetings or must abstain for reasons of a conflict of interest.
c. The alternate member must serve on the case until it is decided.

Removal of Member:

A member of the Zoning Board of Appeals may be removed by the Township Board for misfeasance, malfeasance, or nonfeasance in office upon written charges and after a public hearing. A member shall disqualify himself or herself from a vote in which he or she has a conflict of interest. Failure of a member to disqualify himself or herself from a vote in which the member has a conflict of interest constitutes malfeasance in office.

SECTION 7.2 - DUTIES OF THE ZONING BOARD OF APPEALS

The Zoning Board of Appeals shall hear and decide only such matters as the Zoning Board of Appeals is specifically authorized to pass on as provided in this Ordinance. The Zoning Board of Appeals shall not have the power to alter or change the zoning districts classification of any property; not to make any changes in the terms of this Ordinance; but does have the power to authorize a variance as defined in this Ordinance, to act on those matters where this Ordinance may require an interpretation, and to issue a temporary use permit when authorized by this Ordinance.

SECTION 7.3 - VARIANCE *ADOPTED 06/04/07*

The Zoning Board of Appeals may authorize, upon an appeal, a variance from the strict applications of the provisions of this Ordinance where by reason of exceptional narrowness, shallowness, shape, or contour of a specific tract of land at the time of enactment of this Ordinance or by reason of exceptional conditions of such property, the strict application of the regulations enacted would result in peculiar or exceptional practical difficulties to, the owner of such property. No variance

shall be granted to permit the establishment within a district of any use which is excluded or for which a conditional use permit is required.

A variance from the terms of this Ordinance shall not be granted by the Zoning Board of Appeals unless and until:

a. A written application for a variance is submitted, demonstrating the following:

   1. That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same district.

   2. That literal interpretation of the provisions of this Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this Ordinance.

   3. That the special conditions and circumstances do not result from the action of the applicant.

   4. That granting the variance requested will not confer on the applicant any special privilege that is denied by this Ordinance to other lands, structures, or buildings in the same district.

   5. That no nonconforming use of neighboring lands, structures, or buildings in the same district, and no permitted use of lands, structures, or buildings in other districts shall be considered grounds for the issuance of a variance.

b. The Zoning Board of Appeals shall determine that the requirements of the Ordinance have been met by the applicant for a variance.

c. The Zoning Board of Appeals shall determine that the reasons set forth in the application justify the granting of the variance, and the variance is the minimum variance that will make possible reasonable use of the land, building, or structure.

d. The Zoning Board of Appeals shall determine that the granting of the variance will be in harmony with the general purpose and intent of this Ordinance, and will not be injurious to the neighboring, or otherwise detrimental to the public welfare.

e. In granting any variance, the Zoning Board of Appeals may prescribe appropriate conditions and safeguards in conformity with this Ordinance. Violations of such conditions and safeguards, when made a part of the terms under which the variance is granted, shall be deemed a violation of this Ordinance.

f. Each variance granted under the provisions of this Ordinance shall become null and void unless:

   1. The construction authorized by such variance or permit has commenced within one hundred eighty (180) days after the granting of such variance and pursued diligently to completion; or

   2. The occupancy of land or buildings authorized by such variance has taken place within one hundred eight (180) days after the granting of such variance.

g. No application for a variance which has been denied wholly or in part by the Zoning Board of Appeals shall be resubmitted for a period of three hundred sixty-five (365) days from such denial, except on grounds of new evidence or proof of changed conditions found by the Zoning Board of Appeals to be valid.

SECTION 7.4 - INTERPRETTION OF ZONING ORDINANCE

The Zoning Board of Appeals shall hear and decide appeals where it is alleged by the applicant there is an error in any order, requirement, permit, decision, or refusal made by the Zoning Administrator or any other administrative official in carrying out or enforcing any provisions of this Ordinance including interpretations of the Zoning Map.

SECTION 7.5 - APPEALS TO THE ZONING BOARD OF APPEALS

7.5.1 Appeals, How Taken

Appeal from the ruling of the Zoning Administrator or the Blackman Charter Township Board concerning the enforcement of the provisions of this Ordinance may be made to the Zoning Board of Appeals within sixty (60) days by filing with the officer from whom the appeal is taken. This officer shall forthwith transmit to the Zoning Board of Appeals all the papers constituting the record upon which the action appealed was taken.

7.5.2 Who May Appeal

Appeals to the Zoning Board of Appeals maybe petitioned by any person aggrieved or by any officer, department, board, agency, or bureau of the Township, Village, City, County, or State.

7.5.3 Fee for Appeal

A fee prescribed by the Blackman Charter Township Board shall be paid to the Blackman Charter Township at the time of filing the petition for appeal. No part of the fee shall be returnable to the petitioner.

7.5.4 Effect of Appeal: Restraining Order

An appeal stays all proceedings in furtherance of the action appealed unless the officer from whom the appeal is taken certifies to the Zoning Board of Appeals, after the notice of appeal shall have been filed with him, that by reason of facts stated in the certificate, a stay would, in his opinion, cause imminent peril to life or property, which case proceedings shall not be stayed other than by a restraining order which may be granted by the Zoning Board of Appeals or by the Circuit Court, on application, of notice to the officer from whom the appeal is taken and on due cause shown.

7.5.5 Notice of Hearing *Adopted 06/04/07*

When a request for an appeal has been filed in proper form with the Zoning Board of Appeals The Blackman Charter Township Clerk shall immediately place the said request for appeal upon the calendar for hearing, and cause notice, stating the time, place, and object of the hearing to be served personally or by registered return receipt mail at least fifteen (15) days prior to the date of such hearing, upon the party or parties making the request for appeal and to all person to whom any real property within three hundred (300) feet of the premises in question is assessed, and to occupants of all single and two-family dwellings withing three hundred (300) feet. The property in question shall also be conspicuously posted at least fifteen (15) days prior to the hearing.

7.5.6 Representation of Hearing:

Upon the hearing, any party or parties may appear in person or by agent or by attorney.

7.5.7 Decisions of the Zoning Board of Appeals and Appeals to the Circuit Court:

The Zoning Board of Appeals shall decide upon all matters within a reasonable time and may reverse or affirm wholly or partly, or may modify the order, requirement, decision or determination as in its opinion ought to be made in the premises and to that end shall have all the powers of the Zoning Administrator or the Blackman Charter Township Board from whom the appeal is taken. The Zoning Board of Appeals' decision about such appeals shall be in the form of a resolution containing a full record of the findings and determination of the Zoning Board of Appeals in each particular case. Any person having an interest affected by such resolution shall have the right to appeal to the Circuit Cout on question of law and fact.

ARTICLE VIII

AMENDMENT PROCEDURES

SECTION 8.1 - INITIATING AMENDMENTS AND FEE

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

SECTION 8.2 - AMENDMENT PROCEDURES ***Adopted 06/04/07***

The procedure for making amendments to this Ordinance shall be in accordance with the Michigan Zoning Enabling Act, PA 110 of 2006, as amended.

SECTION 8.3 - TIME ELEMENT BETWEEN ZONING REQUESTS

No petition to amend the Zoning Ordinance or effect a district change shall be reconsidered by the Planning Commission after the same has been rejected by the Blackman Charter Township Board for a period of 365 days from such denial, except those petitions containing new evidence or proof of changed conditions concerning said petition.

SECTION 8.4 - CONFORMANCE TO COURT DECREE

Any amendment for the purpose of conforming a provision thereof to the decree of a court of competent jurisdiction shall be adopted by the Blackman Charter Township Board and the amendments published without referring the same to any other board agency.

SECTION 8.5 - CONDTIONAL REZONING PROCEDURES ***Adopted 01/16/18***

A. Intent

It is recognized that there are certain instances where it would be in the best interests of the Township, as well as advantageous to property owners seeking a change in zoning boundaries, if certain conditions could be proposed by property owners as part of a request for a rezoning. It is the intent of this Section to provide a process consistent with the provisions of Section 405 of the Michigan Zoning Enabling Act (MCL 125 405) by which an owner seeking a rezoning may voluntarily propose conditions regarding the use and/or development of land as part of the rezoning request.

B. Application and Offer of Conditions

1. An owner of land may voluntarily offer in writing conditions relating to the use and/or development of land for which rezoning is requested. This offer may be made either at the time the application for rezoning is filed or may be made at a later time during the rezoning process.

2. The required application and process for considering a rezoning request with conditions shall be the same as that for considering rezoning requests made without any offer of conditions, except as modified by the requirements of this Section.

3. The owner's offer of conditions may not purport to authorize uses or developments not permitted in the requested new zoning district.

4. The owner's offer of conditions shall bear a reasonable and rational relationship with the property for which rezoning is requested.

5. Any use or development proposed as part of an offer of conditions that would require a special land use permit under the terms of this Ordinance may only be commenced if a special land use permit for such use or development is ultimately granted in accordance with the provisions of this Ordinance.

6. Any use or development proposed as part of an offer of conditions that would require a variance under the terms of this Ordinance may only be commenced if a variance for such use or development is ultimately granted by the Zoning Board of Appeals in accordance with the provisions of this Ordinance.

7. Any use or development proposed as part of an offer of conditions that would require site plan approval under the terms of this Ordinance may only be commenced if site plan approval for such use or development is ultimately granted in accordance with the provisions of this Ordinance.

8. The offer of conditions may be amended during the process of rezoning consideration provided that any amended or additional conditions are entered voluntarily by the owner. An owner may withdraw all or part of its offer of conditions any time prior to final rezoning action of the Township Board provided that, if such withdrawal occurs subsequent to the Planning Commission's public hearing on the original rezoning request, then the rezoning application shall be referred to the Planning Commission for a new public hearing with appropriate notice and a new recommendation.

C. Planning Commission Review

The Planning Commission, after public hearing and consideration of the factors for rezoning set forth in Section 8.2 of this Ordinance, may recommend approval, approval with recommended changes or denial of the rezoning; provided, however, that any recommended changes to the offer of conditions are acceptable to and thereafter offered by the owner.

D. Township Board Review

After receipt of the Planning Commission's recommendation, the Township Board shall deliberate upon the requested rezoning and may approve or deny the conditional rezoning request. The Township Board's deliberations shall include, but not be limited to, a consideration of the factors for rezoning set forth in Section 8.2 of this Ordinance.

E. Approval

If the Township Board finds the rezoning request and offers of conditions acceptable, the offered conditions shall be incorporated into a formal written Statement of Conditions acceptable to the owner and conforming in form to the provisions of this Section. The Statement of Conditions shall be incorporated by attachment or otherwise as an inseparable part of the ordinance adopted by the Township Board to accomplish the requested rezoning.

1. The Statement of Conditions Shall

   a. Be in a form recordable with the Jackson County Register of Deeds or, in the alternative, be accompanied by a recordable Affidavit or Memorandum prepared and signed by the owner giving notice of the Statement of Conditions in a manner acceptable to the Township Board.

   b. Contain a legal description of the land to which it pertains.

c. Contain a statement acknowledging that the Statement of Conditions runs with the land and is binding upon successor owners of the land.
d. Incorporate by attachment or reference any diagram, plans or other documents submitted or approved by the owner that are necessary to illustrate the implementation of the Statement of Conditions. If any such documents are incorporated by reference, the reference shall specify where the document may be examined.

e. Contain a statement acknowledging that the Statement of Conditions or an Affidavit or Memorandum giving notice thereof may be recorded by the Township with the Jackson County Register of Deeds.

f. Contain the notarized signatures of all of the owners of the subject land preceded by a statement attesting to the fact that they voluntarily offer and consent to the provisions contained within the Statement of Conditions.

2. Upon the rezoning taking effect, the Zoning Map shall be amended to reflect the new zoning classification along with a designation that the land was rezoned with a Statement of Conditions. The Township Clerk shall maintain a listing of all lands rezoned with a Statement of Conditions.

3. The approved Statement of Conditions or an Affidavit or Memorandum giving notice thereof shall be filed by the Township with the Jackson County Register of Deeds. The Township Board shall have authority to waive this requirement if it determines that, given the nature of the conditions and/or the time frame within which the conditions are to be satisfied, the recording of such a document would be of no material benefit to the Township or to any subsequent owner of the land.

4. Upon the rezoning taking effect, the use of the land so rezoned shall conform thereafter to all of the requirements regulating use and development within the new zoning district as modified by any more restrictive provisions contained in the Statement of Conditions.

F. Compliance with Conditions

1. Any person who establishes a development or commences a use upon land that has been rezoned with conditions shall continuously operate and maintain the development or use in compliance with all of the conditions set forth in the Statement of Conditions. Any failure to comply with a condition contained within the Statement of Conditions shall constitute a violation of this Zoning Ordinance and be punishable accordingly. Additionally, any such violation shall be deemed a nuisance per se and subject to judicial abatement as provided by law.

2. No permit or approval shall be granted under this Ordinance for any use or development that is contrary to an applicable Statement of Conditions.

G. Time Period for Establish Development or Use

Unless another time period is specified in the Ordinance rezoning the subject land, the approved development and/or use of the land pursuant to building and other required permits must be commenced upon the land within 18 months after the rezoning took effect and thereafter proceed diligently to completion. This time limitation may upon written request be extended by the Township Board if (1) it is demonstrated to the Township Board's reasonable satisfaction that there is a strong likelihood that the development and/or use will commence within the period of extension and proceed diligently thereafter to completion and (2) the Township Board finds that there has not been a change in circumstances that

would render the current zoning with Statement of Conditions incompatible with other zones and uses in the surrounding area or otherwise inconsistent with sound zoning policy.

H. Reversion of Zoning:
If approved development and/or use of the rezoned land does not occur within the time frame specified under Subsection G above, then the land shall revert to its former zoning classification as set forth in Section 405 of the Michigan Zoning Enabling Act (MCL 125 3405).

I. Subsequent Rezoning of Land
When land that is rezoned with a Statement of Conditions is thereafter to a different zoning classification or to the same zoning classification but with a different or not Statement of Conditions, whether as a result of a reversion of zoning pursuant to Subsection H above or otherwise, the Statement of Conditions imposed under the former zoning classification shall cease to be in effect. Upon the owner's written request, the Township Clerk shall record with the Jackson County Register of Deeds of notice that the Statement of Conditions is no longer in effect.

J. Amendment of Conditions

1. During the time period for commencement of an approved development or use specified pursuant to Subsection G above or during any extension thereof granted by the Township Board, the Township shall not add to or alter the conditions in the Statement of Conditions.

2. The Statement of Conditions may be amended thereafter in same manner as was prescribed for the original rezoning and statement of Conditions.

K. Township Right to Rezone
Nothing in the Statement of Conditions nor in the provisions of this Section shall be deemed to prohibit the Township from rezoning all or any portion of land that is subject to a Statement of Conditions to another zoning classification. Any rezoning shall be conducted in compliance with this Ordinance and the Michigan Zoning Enabling Act (MCL 125 3101 et seq).

L. Failure to Offer Conditions:
The Township shall not require an owner to offer conditions as a requirement for rezoning. The lack of an offer of conditions shall not affect an owner's tights under this Ordinance.

SECTION 8.6 - RESERVED

ARTICLE IX

LEGAL STATUS

SECTION 9.1 – CONFLICT WITH OTHER LAWS

Conflicting laws of a more restrictive nature are not affected of repeal by this Ordinance. The provisions of this Ordinance shall be considered a minimum. Conflicting laws of a less restrictive nature, or those conflicting in other ways than degrees of restrictiveness, are hereby repealed.

This Ordinance is not intended to **abrogate** or **annul** any easement, covenant, or other private agreement provided that where any provision of this Ordinance is more restrictive or imposes a higher standard or requirement than such easement, covenant, or other private agreement, the provisions of this Ordinance shall govern.

SECTION 9.2 – VALIDITY AND SEVERABILITY CLAUSE

If any court of competent jurisdiction shall declare any part of this Ordinance to be invalid, such ruling shall not effect any other provisions of this Ordinance not included in said ruling. If any court of competent jurisdiction shall declare invalid the application of any provision of this Ordinance to particular land, parcel, lot, district, use building, or structure, such ruling shall not affect the application of said provision to any other land, parcel, lot, district, use, building, or structure not specifically included in said ruling.

SECTION 9.3 – PERIOD OF EFFECTIVENESS

This Ordinance shall remain in full force and effect henceforth unless repealed.

SECTION 9.4 – REPEAL OF ORDINANCE ***Adopted 06/15/92***

The "Zoning Ordinance of the Blackman Charter Township, Jackson County, Michigan" **adopted on April 27**, 1966, and all amendments thereto are hereby repealed effective coincident with the effective date of this Ordinance.

SECTION 9.5 – SAVINGS CLAUSE

All pending litigation commenced under a prior ordinance or cause of action arising under a prior ordinance hereby expressly is saved and shall be determined by a court of law with reference to the prior ordinance or ordinances. Situations within this clause shall be an exception to repeal of a prior ordinance or ordinances.

SECTION 9.6 – EFFECTIVE DATE

This Ordinance was adopted by the Blackman Chater Township Board of Jackson County, Michigan, at a meeting held on **Month, Day Year** and notice ordered published in **TBD**, a newspaper having general circulation in said Blackman Charter Township.

Date: **Month, Day Year**

Pete J. Jancek
Supervisor

Month, Day Year

David Elwell
Clerk

The following amendments have been incorporated:

SECTION	ADOPTED
Section 4.4.4.a.2	December 5, 1994
Section 5.2	December 5, 1994
Section 5.9.e	December 5, 1994
Section 5.23	December 19, 1994
Section 6.7	February 5, 1996
Section 2.2.27	June 17, 1996
Section 4.7.7	June 17, 1996
Section 6.2	October 20, 1997
Section 2.2.20	March 16, 1998
Section 5.13	March 16, 1998
Section 4.4	March 16, 1998
Section 4.5	March 16, 1998
Section 2.2.19.2	March 16, 1998
Section 4.2.6	March 16, 1998
Section 4.5.2	September 21, 1998
Section 5.5.8	December 21, 1998
Section 5.6.5	December 21, 1998
Section 5.3	December 21, 1998
Section 5.3.1	December 21, 1998
Section 5.3.2	December 21, 1998
Section 5.3.3	December 21, 1998
Section 5.3.4	December 21, 1998
Section 5.3.5	December 21, 1998
Section 2.2.21	April 19, 1999
Section 5.24	April 19, 1999
Section 5.2.10	November 15, 1999
Section 5.6	January 17, 2000
Section 4.4.2	June 26, 2000
Section 5.6.15	June 26, 2000
Section 5.3	April 16, 2001
Section 5.3.1	April 16, 2001
Section 2.2.65	July 2, 2001
Section 5.25	July 2, 2001
Section 5.24	July 16, 2001
Section 5.13.d	March 17, 2003
Section 4.06.01	December 16, 2002
Section 4.3.2.	November 17,2003
Section 4.5.2b.9	December 15, 2003
Section 2.2.20	December 15, 2003
Section 4.7.5	July 5, 2005
Section 5.2.10 (h)	August 1, 2005
Section 1.1	June 4, 2007
Section 3.4	June 4, 2007
Section 4.3	June 4, 2007
Section 4.3.2	June 4, 2007

Section 5.5.4	June 4, 2007
Section 6.8	June 4, 2007
Section 7.3	June 4, 2007
Section 7.5.5	June 4, 2007
Section 8.2	June 4, 2007
Section 5.2	January 12, 2015
Section 5.3.1b.6	February 21,2017
Section 2.2.25	December 18, 2017
Section 4.4.1b	December 18, 2017
Section 4.4.2b	December 18, 2017
Section 4.4.3b	December 18, 2017
Section 4.5.1b	December 18, 2017
Section 4.5.2b	December 18, 2017
Section 5.11	December 18, 2017
Section 5.25 (Removed)	December 18, 2017
Section 8.5	January 16, 2018
Section 5.26	May 18, 2019
Section 5.16e	April 19, 2021
Zoning Ordinance Adoption (Updated)	Month, Day Year

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 | #26-22

To: County Planning Commissioners
From: Kade Peck, R2PC Planner
Date: November 12, 2026

Proposal: **Zoning text Amendment for Article 20.08, Table 9-2, and Article 2.1 Definitions.**

Background Information

The Township is changing the rules for home occupations to allow them to be outside of the dwelling itself. Changes rules to allow for home occupations activities to be on the premises of the property instead of just inside a dwelling or accessory structure.

Analysis and Recommendation

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

Staff Report Attachment(s):

- *Background information provided by Waterloo 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 makes 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 WATERLOO 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 20.08, TABLE 9-2, ARTICLE 21 DEFINITIONS SECTION _____

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

SEE ATTACHED DOCUMENTS

_____

C. **PUBLIC HEARING** on the above amendment was held on: month OCTOBER day 20 year 2026

D. **NOTICE OF PUBLIC HEARING** was published/mailed on the following date: month OCTOBER day 1 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: STOCKBRIDGE COMMUNITY NEWS

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.

RALPH SCHUMACHER ☐ Chair or ☑ Secretary 10 / 20 / 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

Section 20.08 Home Occupation, Class 1 and Class 2

The regulation of home occupations as provided herein is intended to secure flexibility in the application of the requirements of standards within this Ordinance; but such flexibility is not intended to allow the essential residential character of residential districts, in terms of use and appearance, to be changed by the occurrence of non-residential activities.

A. Home Occupations Class 1, as defined in Article 21 of this Ordinance, is a permitted, by-right use in certain Zoning Districts as identified in Table 9-2 according to the requirements of this section and shall comply with the following conditions:

1. The home occupation ~~shall not be conducted entirely within the dwelling and~~ shall not occupy more than twenty-five (25) percent of the total first floor area of the dwelling~~, but in no case shall such occupation exceed five hundred (500) square feet in area~~.

2. The home occupation shall have no employees except family members of the family who reside on the premises.

~~3. All activities shall be carried out indoors. No outdoor storage or display shall be permitted.~~

3. There shall be no change in the exterior appearance of the dwelling, or other visible evidence of the conduct of such home occupation other than a permitted sign. For permitted signage, see Article 15.

4. No traffic shall be generated by such home occupation in greater volumes than would normally be expected in a residential neighborhood, and any need for parking generated by the conduct of such home occupation shall be met off the street and other than in a required front yard, although motor vehicles may be parked in an existing driveway if it is of sufficient size. No additional off-street parking demand shall be created.

5. No article shall be sold or offered for sale on the premises except material ~~such~~ as ~~is~~ produced ~~within the dwelling~~ on the premises ~~or is provided as an incidental activity associated with the principal service offered by the home occupation~~.

6. No equipment or process shall be used in such Home Occupation which creates noise, vibration, glare, fumes, odors or electrical interference detectable to the normal senses off of the lot. No equipment or process shall be used which creates visual or audible interference in any radio or television receivers off the premises or causes fluctuations in line voltage off the premises.

7. The home occupation shall not entail the use or storage of explosive, flammable, or otherwise hazardous waste in quantities in excess of those maintained in a typical household.

8. Enforcement actions as outlined in Article 3 may be initiated by a complaint, or by the Office of Zoning Administration independently anytime a violation of this ordinance is identified.

B. Home Occupation Class 2, as defined in Article 21 of this Ordinance, is an Allowed Use in certain Zoning Districts as identified in Table 9-2 according to the requirements of this section. A Special Use Permit application must be submitted to the township for consideration by the Office of Zoning Administration and/or the Planning Commission.

1. Home Occupation Class 2 must understand and adhere to the requirements of Section 16.03(B)(4)-Parking Space Requirements and Article 18–Environmental Standards. A complete Special Use Permit application that includes a description of the proposed Home Occupation Class 2 business including materials to be used, days and hours of operation, estimated customer and delivery vehicle trips per week, number, size and type of business vehicles and if an employee will be involved in the business.

2. The application will include an accurate drawing illustrating the property, buildings on the property, the area within the building to be devoted to the Home Occupation Class 2 business, parking for the business, screening of outside materials, sign and other information as may be required by the Zoning Administrator or Planning Commission to ensure compliance with the requirements of this Section.

3. The Home Occupation Class 2 business shall occupy no more than 25 percent of the total floor area of the dwelling unit in which it is conducted. ~~In addition, the business may also occupy the entire floor area of either an attached or detached accessory building but not both nor shall the business be conducted in more than one detached or attached accessory building.~~

~~4. The Home Occupation Class 2 business shall be conducted only within the dwelling and / or an attached or detached accessory building.~~

4. The residential appearance of the dwelling shall not be altered in order to conduct the Home Occupation Class 2 business.
5. The business shall not operate between the hours of 10:00 p.m. and 7:00 a.m., Monday through Saturday, and shall not operate on Sundays or holidays. Business hours specified herein shall not prevent a family member from working on his or her personal property at the site during other hours.
6. The home occupation shall not employ more than one (1) person not residing in the home.
7. No equipment or process shall be used in such Home Occupation which creates noise, vibration, glare, fumes, odors or electrical interference detectable to the normal senses off of the lot. No equipment or process shall be used which creates visual or audible interference in any radio or television receivers off the premises or causes fluctuations in line voltage off the premises.
8. The home occupation shall not entail the use or storage of explosive, flammable, or otherwise hazardous waste in quantities in excess of those maintained in a typical household.
9. Outdoor storage of materials or equipment involved in the business could be offensive to neighbors and possibly subject to nuisance complaints. ~~is not allowed unless it is adequately screened to effectively block all view from adjoining roads and properties. Measures to screen such material or equipment shall consist of a solid fence no more than six feet in height, plantings which are at least five feet in height and which in the opinion of the Office of Zoning Administration will provide an adequate screen, or buildings or the topography of the site.~~
10. Signage must comply with Article 15.
11. In its approval of a Home Occupation Class 2 business the Office of Zoning Administration may prescribe certain conditions to ensure that the Home Occupation Class 2 business must be compatible with its residential surroundings. Such conditions may include but are not limited to restricting the hours of operation, limiting the number and type of delivery vehicles and parking of business vehicles on the property and limiting the number of customer visits to the Home Occupation and the material to be stored outdoors.
12. Re-establishment of a Home Occupation Class 2 business: A Home Occupation Class 2 business which has received a Special Use Permit under this Section but which ceases to operate for a period of 12 consecutive months shall not be re-established unless a new Special Use Permit is approved in accordance with the procedures and requirements of this Section.
13. Enforcement actions as outlined in Article 3 may be initiated by a complaint, or by the Office of Zoning Administration independently anytime a violation of this ordinance is identified.

Article 21 - Definitions

Home Occupation: An occupation or profession conducted ~~entirely~~ within a dwelling or ~~accessory structure~~ on the premises which is clearly incidental and secondary to the residential use of the lot, does not change the character of the dwelling, and meets all applicable provisions of this Ordinance.

Class 1 Home Occupation: An occupation or profession conducted entirely by ~~within a dwelling. Business is conducted in such a manner that under normal circumstances there is no external~~

~~evidence (except allowed signage) of the home occupation operation except for occasional visits by customers or clients. No employees except~~ members of the family who reside on the premises.

Class 2 Home Occupation: ~~An occupation or profession conducted within the dwelling and/or an accessory building on the same lot as the dwelling in which the owner of such business resides, including an attached or detached garage.~~ The Home Occupation Class 2 shall not employ more than one (1) person not residing in the dwelling.

Table 9-2

Permitted Principal Uses in Conservation and Residential Zoning Districts

	PRINCIPAL USES	ZONING DISTRICTS A = Allowed Use, **BR** = Use Permitted by Right, S = Special Land Use, and – = Prohibited Use					
		PC	AG	R-1	R-2	R-3	R-4
	Uses of a Primarily Agricultural, Outdoor Recreation, or Natural Resource Based Character						
1	Agriculture	BR	BR	BR	–	–	–
2	Agricultural service establishment	–	S	–	–	–	–
3	Commercial stables	S	S	–	–	–	–
4	Retail sales of ornamental trees, shrubs, and nursery stock that is grown on the premise.	–	BR	–	–	–	–
5	Farm equipment sales, service, and repair	–	S	–	–	–	–
6	Public or private conservation areas, areas set aside for the protection of wildlife and natural resources, wildlife management areas, nature preserves, and game refuges.	BR	BR	–	–	–	–
7	Outdoor commercial recreation, limited to campgrounds, recreational fields, hunt clubs, and shooting ranges.	S	S	–	–	–	–
8	Golf courses and country clubs	S	S	S	S	S	S
9	Retreat Center	S	S	–	–	–	–
10	Extraction operation	–	S	–	–	–	–
11	Onsite Wind Power	-	S	-	-	-	-
12	Lots providing keyholing access	S	S	S	S	S	S
	Uses of a Primarily Residential Character						
1	Single family dwellings	BR	BR	BR	BR	BR	BR
2	Two family dwellings	–	–	–	BR	-	–
3	Manufactured housing communities, including accessory sales and storage of mobile homes.	–	–	–	–	–	BR
4	Adult and Child Care Facilities	S	S	S	S	S	S
5	Nursing home	–	S	S	S	S	–
	Uses of a Primarily Commercial or Business Character[1]						
1	Adult and Child Care Facilities	–	–	S	S	S	–
2	Communication towers, Class One.	–	S	–	–	–	–
3	Communication towers, Class Two.	–	S	–	–	–	–
4	Communication towers, Class Three.	S	S	S	S	S	S
5	Kennels	S	S	–	–	–	–
6	Veterinarian clinics	S	S	–	–	–	–
7	Bed and breakfast establishments	S	S	–	–	–	–
8	Hospitals and clinics.	–	–	S	S	S	–
9	Lots providing keyholing access	S	S	S	S	S	S
10	Home Occupation Class 1	-	BR	BR	BR	BR	BR
11	Home Occupation Class 2	-	A	A	A	A	A
	Other Uses Not Listed Above						
1	Public assembly facilities such as, but not limited to, cemeteries, parks, schools, libraries, religious facilities, and museums.	S	S	S	S	S	–
2	Public facilities not otherwise included in (1) above such as, but not limited to, fire stations, police stations, substations, jails, and public parking lots.	S	S	S	S	S	–
3	Clubs, lodges, and similar social centered organizations.	S	S	S	S	S	–
4	Outdoor Wood Fired Boilers	–	S	S	S	–	–
5	Onsite wind energy system	BR	BR	BR	BR	BR	BR
6	Commercial/utility wind energy system	–	–	–	–	–	–
7	Onsite solar energy system	BR	BR	BR	BR	BR	BR
8	Commercial/Utility Photovoltaic Solar Energy Systems	S	S	–	–	–	–

Table 9-2 Continued Next Page

(Table 9-2 continued)

Footnotes for Table 9-2

[1] Allowed Use (A) requires a Zoning Permit to be issued by the township.

End of Table 9-2

Continued, Next Page

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Waterloo Township Planning Commission

Meeting Minutes September 15, 2026

Meeting Called to Order at 7:02 PM

Pledge of Allegiance

Roll Call: R. Schumacher, C. Richardson, J. Beck, M. Zweifler and B. Steere: All present.

Acceptance of September 15, 2026 meeting agenda: Moved by C. Richardson, supported by R. Schumacher to accept agenda as presented. **Motion Carried**.

Public Comment: None.

Acceptance of August 18, 2026 Planning Commission Meeting Minutes: Moved by C. Richardson, supported by J. Beck to accept minutes as presented. **Motion carried.**

New Business: None

Unfinished Business:

1. **Status of Kennel Zoning Amendment was reviewed.**

2. **Home Occupation Zoning Amendment**
   - Reviewed and Discussed Draft Texts of Section 20.8, Table 9-2 with Footnote, and Article 21 Home Occupation Definitions. Minor changes were made. Moved by C. Richardson , supported by J. Beck to schedule a Public Hearing on October 20, 2026 at 7:00 p.m. at The Waterloo Township Offices to hear Public Comment on Proposed changes to the Zoning Ordinance for Section 20.8, Table 9-2 and Associated Footnote and Article 21 Home Occupation Definitions. **Motion Carried**

3. **Grass Lake Master Plan Update**
   - General discussion of Grass Lake's approach to their Master Plan Update noting similar and different approaches to Waterloo Township.

4. **Waterloo Master Plan and Future Land Use Plan**
   - The Planning Commission will focus attention to problems that need to be solved within the Township and move forward to develop a Future Land Use Map.

5. **Data Center Ordinance:**
    - Next Schedule meeting is 9/17/2026 at 11:00 a.m. A sample Ordinance issued and some items may be considered for addition to the Draft Township Ordinance.

6. **Parcel Split Ordinance**
    - Possible Legal Review will be considered

Public Comment: None

Adjournment: Moved by R. Schumacher, supported by C. Richardson to adjourn at 8:45 PM. **Motion Carried**.

R. Schumacher Planning Commission Secretary: 9/16/2026

WATERLOO TOWNSHIP

9773 Mt. Hope Road, Munith, Mi 49259
Phone: 517-596-8200
Hours: 9:00 AM -1:00 PM: Monday, Tuesday and Thursday/ Wednesday 1:00pm -5pm
Website: WWW.WATERLOOTWPMI.GOV

-PUBLIC HEARING NOTICE- WATERLOO TOWNSHIP

Tuesday October 20, 2026 at 7:00pm

The Waterloo Township Planning Commission will hold a Public Hearing on Tuesday, October 20, 2026 at 7:00pm at the Waterloo Township Offices located at 9773 Mt. Hope Road, Munith, MI 49259.

The purpose of the Public Hearing is to receive public comment on Proposed text changes to Section 20.08-Home Occupation Class 1 and Class 2, Table 9-2 and Associated Footnote, and Article 21 Home Occupation Definitions of The Waterloo Township Zoning Ordinance. A copy of the Proposed text changes may be viewed at The Township Offices during regular business hours.

Written comments should be mailed or E-mailed to The Township Offices, 9773 Mt. Hope Rd, Munith, MI 49259 or dropped off prior to October 19, 2026.

Individuals with special needs should contact the Waterloo Township Board by contacting the Clerk's Office, 9773 Mt. Hope Rd, Munith, MI 49259. Phone: 517-596-8200 extension 101.

Ralph Schumacher
Planning Commission Secretary

Waterloo Township Planning Commission

Unapproved Meeting Minutes October 20, 2026

Meeting Called to Order at 7:00 PM

Pledge of Allegiance

Roll Call: R. Schumacher, C. Richardson, M. Zweifler and B. Steere: All present. Absent: J. Beck

Acceptance of October 20, 2026 meeting agenda: Moved by R. Schumacher, supported by C. Richardson to accept agenda as presented. Motion Carried.

Public Comment: None

Acceptance of September 15, 2026 Planning Commission Meeting Minutes: Moved by C. Richardson, supported by M. Zweifler to accept minutes as presented. **Motion carried.**

New Business: None

Unfinished Business:

1. Draft of Home Occupation Draft Amendment was reviewed and approved by Planning Commission members.

2. Home Occupation Public Hearing:

    - B. Steere closed regular meeting and opened Public Hearing at 7:05am
    - Citizen B. Richardson presented the attached comments on the proposed Home Occupation Draft Amendment
    - Each comment was reviewed and discussed in detail
    - B. Steere closed the Public Hearing and reopened the Regular meeting at 8:08pm.

3. The Planning Commission made Text Changes to the Draft Home Occupation Amendment, the Home Occupation Definitions and Table 9-2 based on the Public Hearing input and Planning Commission consensus agreement.

    - Moved by B. Steere, supported by M. Zweifler to recommend that the Township Board approve the proposed text changes to Section 20.08-Home Occupation Class 1 and Class 2, Table 9-2 and associated footnote and Article 21- Home Occupation Definitions as Amended from Public Comment and Planning Commission discussion. **Motion Carried**

4. Randell Dog Kennel Special Use Application

   - Moved by B. Steere, supported by M. Zweifler, that given the Special Use Application for a kennel by J. Randell had a non-conforming parcel lot width and Section 11.11 of the Zoning Ordinance has been reviewed, changed and approved to remove the parcel width requirement, the Planning Commission recommends that The Township Board Approve the Special Land Use application for a kennel for Parcel 000-05-18-326-001-02 located at 10125 Waterloo-Munith Rd, Munith, MI 49259. .**Motion Carried**

5. **Private/Public Stables:** No issues were found

6. **Data Center Update:** C. Richardson gave an update on the progress of a Draft Township Ordinance which is currently a 16 page document. Next meeting is 10/22/26.

Public Comment: None

Adjournment: Moved by R. Schumacher, supported by C. Richardson to adjourn at 9:01 PM. **Motion Carried**.

R. Schumacher Planning Commission Secretary:10/21/2026`

Comments on proposed home occupation zoning ordinance updates – 10/20/26

i. A – class 1 – why can't the home occupation occupy part of an outbuilding (working on cars or a wood shop for example probably aren't done in the house). It seems to me like the differences between class 1 & 2 should be related to impacts on other township residents. Things like parking and traffic. If both class 1 and class 2 are located indoors (house or accessory building), why limit it to just the house in the case of class 1?

ii. B.3 – why not allow the business to occupy more than one building. There are existing businesses in waterloo township that utilize more than one building and some use an accessory building for the work and the house for the office space.

    1. Why not more than one outbuilding? What's the difference between using 100% of a 4000 ft^2 barn or 100% of two 2000 ft^2 barns?

    2. Would you limit farmers to using one of their outbuildings? I know they are 'BR', but I believe the home occupations should be as well.

iii. B.4 – isn't this a repeat of B.3? And what about an outdoor business? Sawmill? A garden that is used to sell local produce? Farm Fresh Eggs for sale?

iv. B.5 – what are we getting at here? Are we now telling people what their house should look like? What does this mean? Can they not paint their home a certain color? The current language is very ambiguous.

v. B.10 – outdoor storage of materials and equipment - "We're at your service" on the corner of Clear Lake Road and Trist is violating this right now. Kitley's on Waterloo-Munith Road is violating this right now. Would you tell a farmer he can't keep tractors or equipment outside of a building? We have a blight ordinance if this is the concern. And if we want to screen any equipment that is kept outdoors, why limit the height of the screening material?

4/14/2026
Frederick Lucas (P29074)
7577 US-12, Onsted, MI 49265
517-467-4000

ORDER FOR SERVICE BY PUBLICATION/POSTING AND NOTICE OF ACTION

GUTHRIE HOLDINGS, LLC
Vs
UNKNOWN PERSON OR PERSONS

IT IS ORDERED:
1. You are being sued in this court by the plaintiff to Quiet Title. You must file your answer or take other action permitted by law in this court at the above address on or before (28 days after last date of publication). If you fail to do so, a default judgement may be entered against you for the relief demanded in the complaint filed in this case.
2. A copy of this order shall be published once each week in The Tecumseh Herald for 3 consecutive weeks, and proof of publication shall be filed in this court.
3. Agent of Frederick Lucas shall post a copy of this order in the courthouse, and at property described in complaint for 3 continuous weeks, and file proof of posting in this court.

FILED APRIL 24, 2026
Judge RICHARD N. LAFLAMME

CAMBRIDGE TOWNSHIP

CAMBRIDGE TOWNSHIP 43x2
NOTICE OF SPECIAL ASSESSMENT HEARING
MARR LAKE DRIVE MAINTENANCE DISTRICT

PLEASE TAKE NOTICE: a public hearing to renew the MARR LAKE DRIVE MAINTENANCE special assessment district will be held at 6:50 P.M. on Wednesday, June 10, 2026 at the Cambridge Township Hall, 9990 W. M-50, Onsted, Michigan.

PLEASE TAKE FURTHER NOTICE: that the district within which the improvements are to be made and within which the costs thereof are proposed to be assessed is more particularly described as: the Assessors Plat of Marr Lake-ALL PARCELS WITHIN THE ABOVE NAMED SUBDIVISION, as well as lot #53 in the Supervisor's Plat of Hammonds Twin Lakes Subdivision, as well as the following unplatted parcel: #CA0-109-3460, all located in Section 9, Cambridge Township, Lenawee County, Michigan.

PLEASE TAKE FURTHER NOTICE: that the said plans and special assessment district may be examined at the office of the Township Clerk from the date of this notice until and including the date of the public hearing hereon and may be further examined at such public hearing. This special assessment for the maintenance of what is commonly known as Marr Lake Drive is proposed to run for a period of five (5) years beginning with 2026.

Any written comments for or against this action will be received at the Cambridge Township office, 9990 W. M-50, Box 417, Onsted, Michigan 49265 up to and including the time of the public hearing.

Rick W. Richardson, Clerk
Cambridge Township

CAMBRIDGE TOWNSHIP NOTICE OF SALE

CAMBRIDGE TOWNSHIP 43
NOTICE OF SALE

Cambridge Township is offering for sale a 2020 John Deere Z950R zero-turn mower with a 60" deck with approximately 1,100 hours of use. The township is requiring sealed bids for this sale with a minimum bid of $6,000. Bids shall be mailed to: Cambridge Township, Box 417, Onsted, Michigan 49265 to the attention of the Township Clerk; or may be delivered to the township hall at 9990 W. M-50, Onsted, Michigan. Envelopes are to be marked "bid for mower" and must be returned to the township by Wednesday, June 10, 2026 by 4:00 P.M.

The mower may be viewed at the Maple Shade Cemetery on Slee Road in Onsted (across from the school). You may contact the cemetery sexton with questions at 517-605-0359.

Bids will be opened at the township board meeting on June 10, 2026 at 7:00 P.M.

Rick W. Richardson
Cambridge Township Clerk

2. April 21, 2026 Regular Meeting Minutes
3. Motion to approve disbursements for May 5, 2026 totaling $17,230.27.
4. Motion to approve the L-4029 as presented with an Operating Millage of 7.1549 and a Highway Millage of 3.8451, equaling 11 total mills to be levied for summer 2026 taxes.

Meeting adjourned at 7:32 p.m.
Prepared by Clerk Jennifer Keener.
Approved by Village President David Keener

Complete Copies of the meeting minutes are available at www.villageofgrasslake.com or upon request from the Village Clerk. Office Hours are 9 a.m. – 4 p.m., Monday – Thursday, closed between 12:00 p.m. and 1:00 p.m.

Respectfully Submitted by
Jennifer Keener
Village of Grass Lake, Clerk

WATERLOO TOWNSHIP

- Public Hearing Notice 43
Waterloo Township
Tuesday, June 16, 2026 at 7:00pm

The Waterloo Township Planning Commission will hold a Public Hearing on Tuesday, June 16 2026 at 7:00pm at the Waterloo Township Offices located at 9773 Mt. Hope Road, Munith, MI 49259.

The purpose of the Public Hearing is to receive public comment on a Special Land Use Application for a Dog Kennel on Parcel 000-05-18-326-001-02. The Parcel is located at 10125 Waterloo-Munith Rd, Munith, MI 49259 and is owned by Jennifer Randell and Christina Moir. A copy of the application and supporting documents may be viewed at the Township Offices during regular business hours.

Written comments should be mailed to:
Waterloo Township Offices,
9773 Mt. Hope Rd,
Munith, MI 49259

or dropped off at the offices during
regular business hours prior to June 15, 2026.

Individuals with special needs should contact the Waterloo Township Board by contacting the Clerk's Office, 9773 Mt. Hope Rd, Munith, MI 49259. Phone: 517-596-8400.

Ralph Schumacher
Planning Commission Secretary

5-26-26 Extent

CAMBRIDGE TOWNSHIP

CAMBRIDGE TOWNSHIP 43x2
NOTICE OF PUBLIC HEARING
TO CONFIRM SPECIAL ASSESSMENT ROLL
MARR LAKE DRIVE MAINTENANCE DISTRICT

A public hearing will be held on the 10th day of June, 2026 at 6:50 P.M. or any adjourned date thereof, at the Cambridge Township hall, 9990 W. M-50, Onsted, Michigan for the purpose of hearing comments or objections to the confirmation of the Special Assessment Roll for the Special Assessment District known as the MARR LAKE DRIVE MAINTENANCE special assessment district.

The amount of funding and the cost to each parcel is available for examination at the Cambridge Township office during regular business hours (8:00 A.M. to Noon & 1:00 P.M. to 5:00 P.M.-Monday through Friday) beginning May 26, 2026.

APPEARANCE AND PROTEST AT THIS HEARING TO CONFIRM THE SPECIAL ASSESSMENT ROLL IS REQUIRED IN ORDER TO APPEAL THE AMOUNT OF THE SPECIAL ASSESSMENT TO THE STATE TAX TRIBUNAL.

Any owner or party in interest, or his or her agent (with the owners written permission), may appear in person at the hearing to protest the Special Assessment, or you may file a protest by letter in which event personal appearance is not required. Any protest by letter must be received at the Cambridge Township office no later than the conclusion of the scheduled hearing and should be addressed to: Cambridge Township Clerk, 9990 W. M-50, Box 417, Onsted, Michigan 49265.

Rick W. Richardson, Clerk
Cambridge Township

October Stockbridge Community News

st 18 hours in advance and open to the public (except under very special "closed eting" conditions). Agendas typically invite audience members to address the ırd directly for up to three minutes in a "public comment" section. Boards are required to respond to public comments, but a clerk or recording secretary es up the proceedings of the meeting as "minutes," which are also required to be ted publicly and voted on for accuracy at the next meeting.

But if no one attends the open meetings, are they really transparent?

Transparency is a two-way street that requires active involvement by the ernment and the governed. Knowledge is power, even if gaining it sounds ing. Teach your children to start from a place of curiosity.

ave you ever wondered where village toilet water goes after being flushed? We ve wastewater treatment lagoons and a Utilities Committee!

hat happened to the school millage renewal? The school board is a good place learn more!

hy did the Village of Stockbridge council downsize the police force?

These are exactly the kinds of questions your family can bring to a meeting. Check out the Community Calendar monthly in the Stockbridge Community s for municipal meeting dates and locations. Keep your local village or ıship's website bookmarked and challenge yourself and your older kids

opinions, questions, and priorities. Your presence is your voice!

-PUBLIC HEARING NOTICE- WATERLOO TOWNSHIP

Tuesday October 20, 2026 at 7:00pm

The Waterloo Township Planning Commission will hold a Public Hearing on Tuesday, October 20, 2026 at 7:00pm at the Waterloo Township Offices located at 9773 Mt. Hope Road, Munith, MI 49259.

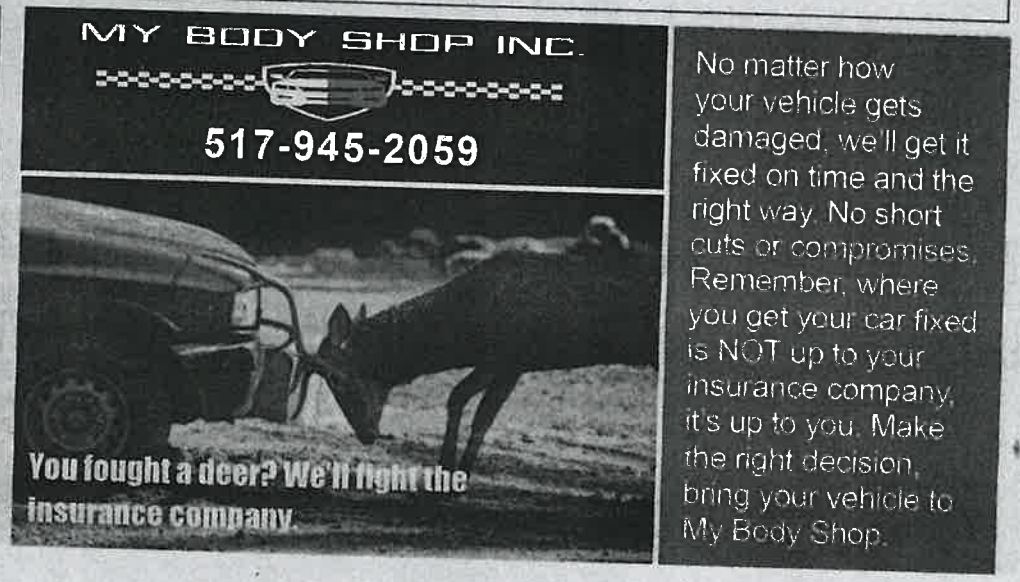
The purpose of the Public Hearing is to receive public comment on Proposed text changes to Section 20.08-Home Occupation Class 1 and Class 2, Table 9-2 and Associated Footnote, and Article 21 Home Occupation Definitions of The Waterloo Township Zoning Ordinance. A copy of the Proposed text changes may be viewed at The Township Offices during regular business hours.

Written comments should be mailed or emailed to the Township Offices, 9773 Mt. Hope Road, Munith, MI 49259 or dropped off prior to October 19, 2026.

Individuals with special needs should contact the Waterloo Township Board by contacting the Clerk's Office, 9773 Mt. Hope Road, Munith, MI 49259. Phone: 517-596-8200, ext. 101.

Ralph Schumacher
Planning Commission 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 | #26-23

To: County Planning Commissioners
From: Kade Peck, R2PC Planner
Date: November 12, 2026

Proposal: **Zoning text amendment for section 201 definitions, section 303 changes prohibiting conditional rezonings, changes to permitted uses in commercial districts in section 901, changes to permitted uses for food trucks in many districts, and adding text for roadside stands in R-1 districts.**

Background Information

The Township is changing multiple parts of the zoning ordinance, mostly to accommodate uses in a variety of zoning districts. It adds permitted uses to the commercial district and adds language for food trucks. It also prohibits conditional rezoning in the Township ordinance.

Staff agrees it is good to outline uses to reduce the need to go to the ZBA or apply for conditional use permits. Text appears reasonable.

Analysis and Recommendation

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

Staff Report Attachment(s):

- *Background information provided by Henrietta Township*

Suggested Actions:

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

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 makes 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 Various SECTION Various

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

_____

_____

C. **PUBLIC HEARING** on the above amendment was held on: month October day 27 year 2026

D. **NOTICE OF PUBLIC HEARING** was published/mailed on the following date: month Oct. day 9 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: 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.

_____ ☒ 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

Revised: 12/19/14

COVERING
EASTERN CALHOUN COUNTY
& JACKSON COUNTY

October 9, 2026

Morning Star

Published by Wilcox Newspapers • 102 N. Main St., Co

Candidates bring different backgrounds t

NOTICE OF PUBLIC HEARING
Residents of Henrietta Township

A Public Hearing has been scheduled for Tuesday October 27, 2026 at 7:00 pm at Henrietta Township Offices, 11732 Bunkerhill Road, Pleasant Lake, MI.

At this time all interested parties will be heard on Proposed Amendments to the Henrietta Township Zoning Ordinance pertaining to:

1. Draft text review: Sec. 201-Definition
2. Draft text: Sec. 201-Definition Food Truck or Mobile Food Establishment (MFE)
3. Draft text: Art.3, Sec. 303. Prohibiting "Conditional Rezoning".
4. Draft text: Commercial- 1 Sec. 901-Permitted; add various uses to list, and renumber.
5. Draft text: Food Truck/MFE permitted uses – AG, C-1, & I-1; and R-1 (nonpublic).
6. Draft text: Temporary Roadside Stand – Residential-1.

If you cannot attend this meeting and would like your views known, please mail comments to the Henrietta Township Planning Commission, 11732 Bunkerhill Road, Pleasant Lake, MI. 49272

Henrietta Township will provide any necessary or reasonable auxiliary aids at the meeting for persons with disabilities, upon (10) days written notice to the Township.

Makendra Krutsch, Clerk
Henrietta Township

NOTICE OF PUBLIC HEARING
Residents of Henrietta Township

A Public Hearing has been scheduled for Tuesday October 27, 2026 at 7:00 pm at Henrietta Township Offices, 11732 Bunkerhill Road, Pleasant Lake, MI.

At this time all interested parties will be heard on Proposed Amendments to the Henrietta Township Zoning Ordinance pertaining to:

1. Draft text review: Sec. 201-Definition
2. Draft text: Sec. 201-Definition Food Truck or Mobile Food Establishment (MFE)
3. Draft text: Art.3, Sec. 303. Prohibiting "Conditional Rezoning".
4. Draft text: Commercial- 1 Sec. 901-Permitted; add various uses to list, and renumber.
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If you cannot attend this meeting and would like your views known, please mail comments to the Henrietta Township Planning Commission, 11732 Bunkerhill Road, Pleasant Lake, MI. 49272

Henrietta Township will provide any necessary or reasonable auxiliary aids at the meeting for persons with disabilities, upon (10) days written notice to the Township.

Clerk
Henrietta Township

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

PUBLIC HEARING
7:00 PM
October 27, 2026

1. Call to Order

2. Public Comment

3. Review Proposed Text Amendments to the Henrietta Township Zoning Ordinance:

   - Text: Sec. 201-Definition: Food Truck or Mobile Food Establishment (MFE)
   - Text: Art.3, Sec. 303. Prohibiting "Conditional Rezoning".

     Intent: Unlike uniform zoning, where all properties in a district follow the same rules, conditional rezoning creates site-specific, custom regulations. This makes it difficult to track and enforce what rules apply to which parcel.

   - Text: Commercial- 1 Sec. 901-Permitted; add various uses to list, and renumber.

     Intent: Adding listed permitted uses satisfies permissive zoning conflicts with unlisted or ambiguous uses. Michigan Supreme Court (such as in *Dezman v. Charter Township of Bloomfield*)

   - Text: Food Truck/MFE permitted uses – AG, C-1, & I-1 (public). R-1 (nonpublic).

     Intent: The following text for simplistic Permitted Use based on (e.g. the health dept. regulates; temporary setup; superfluous forms). If issues or complaints surface in the future, then this use can be revisited.

   - Text: Temporary Roadside Stand – Residential-1.

     Intent: The Michigan Right to Farm Act (RTFA) explicitly protects marketing produce at roadside stands and farm markets. Addressing a use that is already happening.

4. Recommendation by Planning Commission.

5. Public Comment

6. Adjournment
   - This portion of the meeting adjourned at:

October Update:
Other previously reviewed Draft Text in **Bold:**

Draft text: ARTICLE III DISTRICTS SECTION 300 - KINDS OF DISTRICTS

ADD text: **SECTION 303 – ZONING MAP AMENDMENT/REZONING PROCEDURE**
Conditional rezoning, as authorized by Section 405 of the Michigan Zoning Enabling Act, shall be prohibited in the Township Zoning Districts.

ARTICLE II CONSTRUCTION OF LANGUAGE AND DEFINITIONS

ADD text: *Draft* SECTION 201 – **DEFINITIONS 202.127**
Food Truck or Mobile Food Establishment (MFE): A self-contained licensed food service vehicle, trailer, or pushcart operating from a temporary location that sells food and beverages directly to consumers.

ARTICLE IX C-1, COMMERCIAL DISTRICT
SECTION 901 – USE PERMITTED
ADD text and renumber listings:
1. Food services, including grocery store, party store, meat market, bakery and fruit market, **and restaurants, taverns, cafes, coffee shops, (excluding "drive-thru" types)**, and similar service or self-serve units.

a. **Value -added Agriculture: Small-scale processing of local crops (e.g. cider mills, cheesemaking, micro-breweries, wineries, featuring on-site tasting rooms.**

2. Personal services, including barber shop, beauty salon, medical clinic, dental clinic, **fitness center, spa,** banks, savings and loan associations, **legal services, contractor(s) office, accountants, tutoring, cleaning services, pet care** and other similar uses.

~~3. Retail services, including barber shop, beauty salon, medical clinic, dental clinic, banks, savings and loan associations, and other similar uses.~~ *(This is redundant in the 2025 ordinance book and should be deleted.)*

3. ~~4.~~ Retail services, including pharmacy, **telehealth clinic, adult respite care, boutique retail** hardware, book store, news stand and news dealer

a. **Artisan & Craft Maker spaces including studio artist, musicians, dance, woodworkers, weavers, and other similar crafts.**

4. ~~5.~~ Sign regulations…….

5. ~~6.~~ Telecommunication facility not exceeding 25 feet.

6. ~~7.~~ Outdoor Wood-Fired Boiler subject to the provisions and requirements of Article XXII.

7. ~~8.~~ Child Care Center, subject to applicable licensing requirements with the State of Michigan

8. ~~9.~~ Outdoor Lighting subject to the provisions and requirements of Article XIV.1

9. Food trucks or MFE are permitted as a Temporary Accessory Use and shall comply with the following standards:

- **Licensing: Maintain a valid permit from State, and local county health department.**
- **Location: Operate with written owner authorization.**
- **Mobile Food Establishment(s) must not obstruct traffic, parking spaces, or sidewalks.**
- **Waste: Provide trash receptacles and remove all litter from the site daily.**
- **Hours: Operate only between the hours of 7:00 AM and 10:00 PM.**

ADD text: ARTICLE IV AGRICULTURAL DISTRICT (AG-1)
SECTION 401 – USES PERMITTED **- 15. Food trucks or MFE…**

ADD text: ARTICLE V RESIDENTIAL (R-1)
SECTION 501- USES PERMITTED - **12. Food Truck or MFE: Allowed only as a temporary operation in residential districts during non-public/private events.**

Note: No need to add text to C-2 or C-3.
SECTION 927 – USES PERMITTED 1. All uses allowed in C-1 Commercial Districts as provided in Section 900 of this Ordinance.

ADD text: ARTICLE X INDUSTRIAL DISTRICT (I-1)
SECTION 1001 – PERMITTED USES –
SECTION 1002 – OTHER USES – **9. Food trucks or MFE are permitted as a Temporary Accessory Use and shall comply with the following standards:**

- **Licensing: Maintain a valid permit from State, and local county health department.**
- **Location: Operate ~~strictly on private property~~ with written owner authorization.**
- **Mobile Food Establishment(s) must not obstruct traffic, parking spaces, or sidewalks.**
- **Waste: Provide trash receptacles and remove all litter from the site daily.**
- **Hours: Operate only between the hours of 7:00 AM and 10:00 PM.**

ADD text: ARTICLE V RESIDENTIAL (R-1)
SECTION 501- USES PERMITTED - **13.**
Accessory - Temporary Roadside Stand for homegrown products. No stand shall obstruct the clear vision of drivers entering or exiting adjacent driveways or roadways. The stand and all signage must be completely removed during the non-growing season.

HENRIETTA TOWNSHIP PLANNING COMMISSION

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

MINUTES FROM 10/27/2026 PUBLIC HEARING
(By E. Koepfgen, Recording Secretary)

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

1) Call to Order

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

2) Public Comment

- None

3) Proposed Text Amendments

- Handouts detailing proposed text amendments were distributed and reviewed by commission members. The proposed changes will affect the following Articles and Sections of the Henrietta Township Zoning Ordinance:
  - Article II, Section 201. Additional text addition defining Food truck or Mobile Food Establishment (MFE).
  - Article III, Section 303. Additional text prohibiting "conditional rezoning".
  - Article IX C-1, Section 901. Permitted. Additional language to reference specific uses with negligible impacts and renumber.
  - Article IV Agricultural District (AG-1) Section 401. Additional text to reference food truck or MFE.
  - Article V Residential (R-1) Section 501. Additional text referencing food truck or MFE.
  - Article X Industrial District, (I-1) Section 1001 and Section 1002. Additional text referencing food truck or MFE.
  - Article V Residential District (R-1) Section 501. Additional text, as it relates to Temporary Roadside Stands.

4) Recommendation

- Motion by J. Duszynski, supported by R. Troman to approve the proposed text amendments to the zoning ordinance, amending the "Location" requirement in Article IX C-1, Section 901 to read: "Location: Operate with written owner authorization." Motion carried.
- The proposed text amendments will be presented to the Jackson County Planning Commission for their recommendation before going to the Henrietta Township Board.

5) Public Comment

- None

6) Adjournment

- Public Hearing portion of the meeting adjourned at 7:14 p.m.

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

2027 MEETING & SUBMITTAL DEADLINE SCHEDULE

The Jackson County Planning Commission meets on the **second (2nd) Thursday of each month at 6:00 p.m.** at the **Jackson County Tower Bldg., 120 W. Michigan Ave., 5th Floor, Jackson, MI 49201,** unless otherwise indicated.

JCPC Meeting Date	Submittal Deadline
January 14, 2027	January 6, 2027
February 11, 2027	February 3, 2027
March 11, 2027	March 3, 2027
April 8, 2027	March 31, 2027
May 13, 2027	May 5, 2027
June 10, 2027	June 2, 2027
July 8, 2027	June 30, 2027
August 12, 2027	August 4, 2027
September 9, 2027	September 1, 2027
October 14, 2027	October 6, 2027
November 11, 2027	November 3, 2027
December 9, 2027	December 1, 2027

If the regular meeting coincides with a legal holiday, the Commission will choose an appropriate alternative date within the same month. Special meetings, if any, will be announced in accordance with the Zoning Enabling Act, ensuring a minimum of 72 hours' notice. To have your submission included on the meeting agenda, please send it before noon (12:00 pm) on the Wednesday preceding the meeting, as specified in the Submission Deadline dates.

www.region2planning.com/jackson-county-planning-commission