

ZONING AMENDMENT FORM



JACKSON COUNTY PLANNING COMMISSION (COORDINATING ZONING)

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

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

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

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

(ANSWER EITHER A or B)

A. DISTRICT BOUNDARY CHANGE (REZONING):

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

000-09-21-101-002-01 31.7 acres

1. The above described property has a proposed zoning change FROM Agricultural District (AG) ZONE TO Heavy Industrial (M) ZONE.
2. PURPOSE OF PROPOSED CHANGE: Marijuana Cultivation and Processing

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 July day 8 year 2020
- D. **NOTICE OF PUBLIC HEARING** was published/mailed on the following date: month June day 21 year 2020
(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 Salesman

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

Vern Beckwith ☒ Chair or ☐ Secretary _____ / _____ / _____ (enter date)

JACKSON COUNTY PLANNING COMMISSION (JCPC) ACTION:

1. Date of Meeting: month August day 13 year 2020
2. The JCPC herewith certifies receipt of the proposed amendment on the above date and:
☐ Recommends APPROVAL of the zoning change
☐ Recommends DISAPPROVAL of the zoning change for the reasons stated in the attached letter.
☐ Recommends APPROVAL of the zoning change with comments, as stated in the attached letter.
☐ Takes NO ACTION.

_____, Recording Secretary _____ / _____ / _____ (enter date)

TOWNSHIP BOARD ACTION:

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

Township Clerk

REZONING WORKSHEET FORM



JACKSON COUNTY PLANNING COMMISSION (COORDINATING ZONING)

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

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

Township of: Leoni Township Case #: _____
Township official we may contact: Kerry Pickett Phone #: (517) 936-2290
Applicant: East Jackson Public Schools Phone #: () -
Rezoning Request: From: Agricultural (AG) To: Heavy Industrial (M)
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"): 31.7 acres

Please attach location map ☒ Yes ☐ No
What is the existing use of the site? Empty School

What is the proposed use of the site? Marijuana cultivation and processing

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

What are the surrounding Zoning Districts?
North: () RS South: () RS
East: () RS West: () RS

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 Seymour Rd.

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

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

Please attach the minutes of the Planning Commission.

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

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

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

Please attach any public comments, letters, or petitions.

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

Please include any additional information or comments as an attachment.

Leoni Township Office
913 Fifth Street
Michigan Center, Michigan 49254
PHONE: (517) 764-4694 FAX: (517) 764-1380
Leonitownship.com

PLANNING COMMISSION MINUTES
July 7th 8th, 2020

The Leoni Township Planning Commission held a meeting Wednesday, July 7th 8th, 2020 @ 6:00pm via the Zoom.us conferencing suite.

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

Members Present: J. Southworth, B. Carroll, L. Maurer, B. Lester, D. Helmlinger, V. Beckwith and K. Cole

Members absent: -

Persons in attendance: 26 (count from Zoom)

Purpose of Planning Commission read by V. Beckwith

*Motion by L. Southworth, supported by K. Cole to **approve** the agenda as written,*

Voice vote

Ayes: D. Helmlinger, K. Cole, L. Maurer, J. Southworth, B. Carroll, and V. Beckwith

Nay:

Motion Carried via Unanimous Voice Vote

*Motion by B. Carroll, supported by D. Helmlinger to **approve** the minutes from 3/4/2020 with the addition of the Letter to the Trustees.*

Voice vote

Ayes: D. Helmlinger, L. Maurer, J. Southworth, B. Carroll and V. Beckwith

Nay: K. Cole

Motion Carried via Roll Call

Public Comment:	Open at	6:08pm
	Closed at	6:16pm

NEW BUSINESS: Parcel #000-09-21-101-002-01
East Jackson Public Schools
5400 Seymour Rd Jackson, MI 49201
REZONE

Public Hearing:	Open at	6:18pm
	Closed at	6:47pm

Motion by J. Southworth, supported by V. Beckwith to rezone the property at 5400 Seymour Rd (Parcel #000-09-21-101-002-01) to Heavy Industrial (M).

Voice vote

Ayes:

Nay: D. Helmlinger, K. Cole, B. Lester, L. Maurer, J. Southworth, B. Carroll and V. Beckwith
Motion Failed via Roll Call

Public Comment: **Open at 7:00 pm**
 Closed at 7:00 pm

Motion to adjourn by J. Southworth, supported by K. Cole
Motion Carried via Unanimous Voice Vote

Adjourn 7:01 pm

Next meeting: July 15, 2020

Leoni Township Office

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

DATE OF APPLICATION: 6 / 3 / 2020

APPLICATION #: _____

APPLICATION FOR ZONING CHANGE or CONDITIONAL USE

TO: PLANNING COMMISSION, LEONI TOWNSHIP

I (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.

1. Applicants Name: EAST JACKSON PUBLIC SCHOOLS Phone: (517) 764-2090
2. Address of Property Involved: 5400 Seymour Rd. Jackson, MI 49201
3. Legal Description of Property: Parcel ID: 000-09-21-101-002-01
4. The above property is presently zoned: Agricultural District (AG)
5. I wish the zoning to be changed from: Agricultural District (AG) to: Heavy Industrial District (M)
6. I wish the boundaries to be changed from: _____ to: _____
7. I wish the change in the text from section: _____
8. The proposed use(s) and nature(s) of operation is/are: Marijuana cultivation and processing

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

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

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

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

FEE: \$1000.00

Zoning change: \$550.00

Special meeting: \$450.00


SIGNATURE OF OWNER APPLICANT

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

DATE: _____

CHAIRMAN: _____
SIGNATURE

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

DATE: _____

CLERK: _____
SIGNATURE

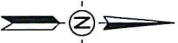
8/15/12


FOR: **OBJECTIVE GROWTH, LLC**



A location map showing the site location. The map is enclosed in a circle. It features several roads: Hawkridge Road at the top, Thimble Road on the right, Sargent Rd at the bottom, and Brilla Lane Rd on the left. A road labeled 'RIVER ROAD' runs diagonally from the top left towards the bottom right. A rectangular box labeled 'SITE' is located on Hawkridge Road, just above Brilla Lane Rd. A north arrow is positioned in the lower-left quadrant of the map. A label 'LOCATION MAP NO. 501-2' is in the top-left corner.

- SEWER INVENTORIES**
CATCH BASIN #1
INLET - 979.07
6" NE 977.07
SUMP - 975.07



REVIEWS		COMMENTS	
9/29/20	ORIGINAL		
 K&B'S, INC. PACKAGING AND LABELING 13425 FREEDOM DRIVE, MARIETTA, GA 30067 TEL: 770-761-8000 FAX: 770-761-8003 2118 HALETT ROAD, HALETT, GA 30050 PH: 878-336-1016 FAX: 878-336-8047 WWW.K&B'S.COM		ORDERED AND RECEIVED SECTION 21, T2S, R1E	JOB NUMBER 96344
DATE	BY	DATE	BY
9/29/20	MAC	9/29/20	MAC
1	2		

FOR: **OBJECTIVE GROWTH, LLC**




SHEET 1
SHEET 1

EAST LINE OF W 1/2 OF NW 1/4 OF SECTION 21

- TREE LEGEND:**
A = APPLE
L = LOCUST
M = MAPLE
P = PINE



 K&B'S, INC. DISTRIBUTING AND MARKETING OF THE LAKESIDE CIGARETTE CO.	
REVISIONS 5/78/20 ORIGINAL	COMMENTS
218 HALETT ROAD, HALETT, IN 46040 PH. 817-330-1017 FAX 817-330-4047 WWW.K&B.COM	
DRAWN BY FIELD WORK BY DESIG. 2 OF 2	BEB LAC JOB NUMBER: 983448

STATEMENT IN SUPPORT OF APPLICATION TO REZONE LAND

OBJECTIV Growth Michigan, LLC (“Applicant”) is under contract to acquire the property located at 5400 Seymour Road, Jackson, Michigan (the “Subject Property”), and seeks to rezone the Subject Property from Agricultural (AG) to Heavy Industrial (M). Applicant seeks rezoning in order to facilitate a repurposing of the Subject Property from vacant, dilapidated, unoccupied former school site, currently considered an environmental facility, to a state-licensed facility for cultivating and processing marijuana products.

1. **Overview of Subject Property**

A survey is being furnished with this application depicting the Subject Property as well as the existing building on site. The Subject Property consists of a large, 31.7-acre parcel that abuts Seymour Road. A former school building is situated in the central eastern portion of the property, with long setbacks from adjacent properties. The few buildings that are in the vicinity of the Subject Property are also set back substantially from the Subject Property and the existing building. Overall, the Subject Property is situated in a relatively secluded area with only a few, low-density properties nearby, and is ideal for the proposed use.

2. **Current Zoning and Use of Land and Proposed Rezone**

The Subject Property and the properties surrounding the Subject Property on the north side of Seymour Road are all currently zoned Agricultural. Applicant is requesting that the Subject Property be rezoned to Heavy Industrial.

Applicant’s proposed use will consist of the cultivation and processing of plant products. By its nature (and under most zoning ordinances), this would be considered an agricultural use. But under the specific Leoni Township adult use marijuana ordinance that applies here, marijuana grower and processing establishments are only allowed in Industrial-zoned districts. Accordingly, the Applicant is requesting that the property be rezoned to industrial use.

The proposed rezoning is consistent with the goals, policies, and land uses in Leoni Township. The existing, vacant school facility does not generate any tax revenue for the Township, may create a potential nuisance because it is unoccupied, and could fall into further disrepair if it is not repurposed and reoccupied. There are few (if any) approved uses in the Agricultural district that the Subject Property would be suitable for, as it is considered an environmental facility due to the Underground Storage Tank (UST) leak and asbestos, and the property is a relatively small, wooded parcel, with registered wetlands, that is not suitable for typical farming activities. It is also not attractive for residential use, as any residential purchaser would need to bear the substantial and insurmountable costs of tearing down the existing building before constructing any home at the Subject Property. The Subject Property also has an additional 200-gallon UST tank for boiler fuel, that may require removal and/or remediation.

Given its relatively secluded location, the site as it is presently situated is ideal for Applicant’s proposed use. The existing building can be readily repurposed for that use, as it provides ample indoor space for the proposed operations, as well as established parking and drive

facilities. Applicant's design for the site will allow for discrete operations, with minimal (if any impacts) on neighboring properties. Furthermore, Applicant intends to utilize carbon scrubbers/filters to mitigate any and all potential smell from the cultivation and processing of marijuana. Additionally, Applicant would be willing to plant trees or erect a fence along neighboring property line to the West in order to reduce visibility, should landowner desire.

CONCLUSION

The proposed rezoning is necessary for the repurposing of the existing site, and the change will not be detrimental to the public welfare, or the property of other persons located in the vicinity. For all of the reasons stated above, Applicant respectfully requests that the Township rezone the Subject Property from Agricultural (AG) to Heavy Industrial (M).

20203195-1

**LEONI TOWNSHIP OFFICE
913 FIFTH ST
MICHIGAN CENTER MI 49254
517-764-4694 PHONE 517-764-1106 FAX**

NOTICE

The Leoni Township Planning Commission will hold a ZOOM Public Hearing, Wednesday, July 8, 2020 at 6:00 P.M. in the Leoni Township Meeting Hall, 913 Fifth St., Michigan Center, Michigan, 49254.

“This meeting is being held by ZOOM because of the COVID-19 State of Emergency and in conformance with Executive Orders issued by the Governor of the State of Michigan.”

Please visit the Leoni Township website at <http://www.leonitownship.com> prior to the meeting for instructions regarding remote access and any updates that may be needed due to COVID-19 requirements.

000-09-21-101-002-01
East Jackson Public Schools
5400 Seymour Rd.

Purpose of hearing: Rezone

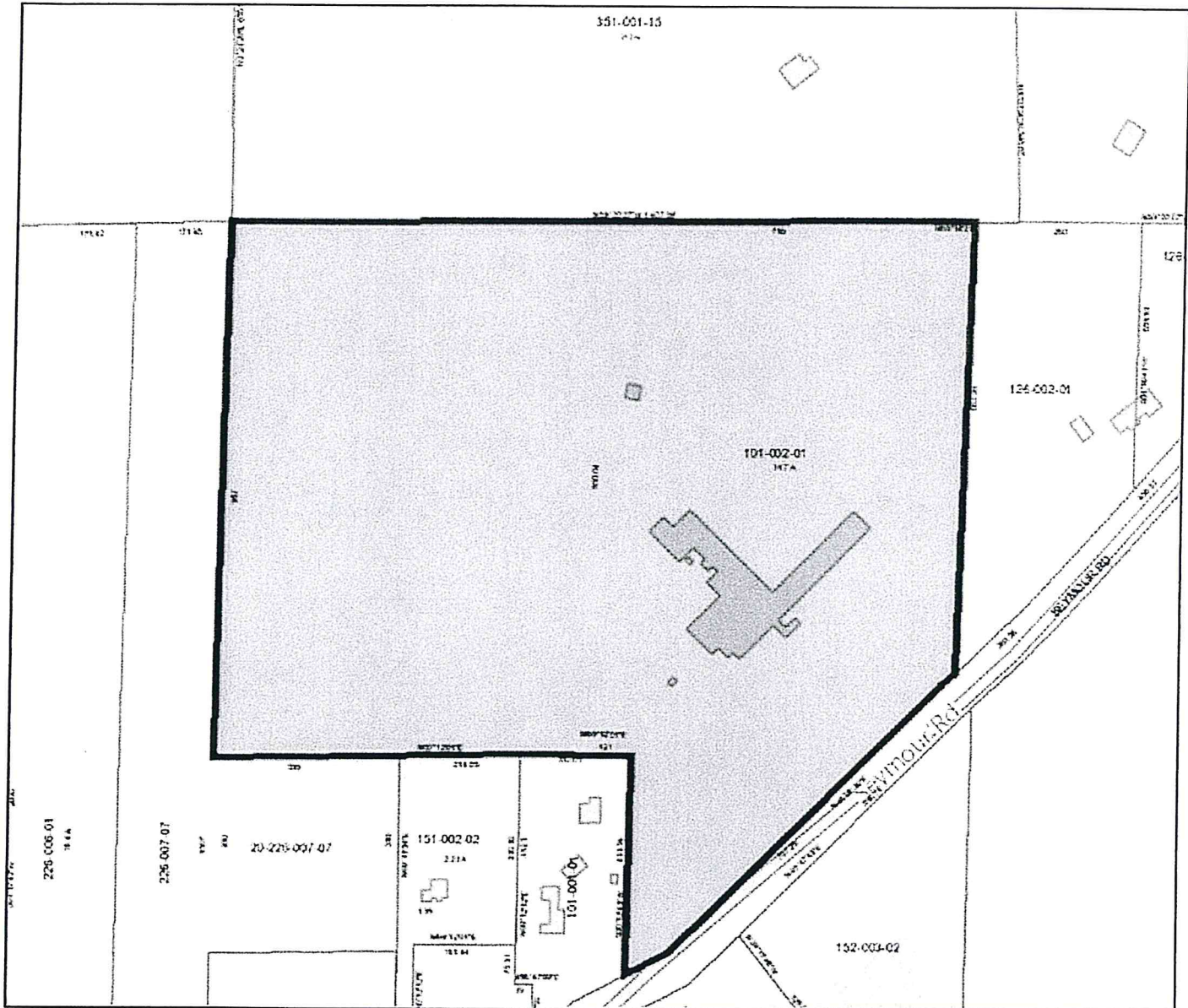
Legal Description: BEG IN W 1/8 LN OF SEC 21 T2S R1E AT CEN OF SEYMOUR RD TH N ALG SD 1/8 LN TO N SEC LN TH WLY ALG N SEC LN 710 FT TH S 950.04 FT TH E 121 FT TH S 425.22 FT TO CEN LN OF SEYMOUR RD TH NELY ALG CEN OF SD RD 707.28 FT TO BEG. ALSO BEG AT NW COR OF SEC 21 TH N89°33'37"E 622.45 FT ALG N LN OF SEC 21 TH S00°12'43"W 962.62 FT (950.04 FT OF REC) PAR WITH W 1/8 LN OF SEC 21 TH N89°12'01"E 121 FT TH S00°12'43"W 6.96 FT TH S89°12'01"W 743.28 FT TO W LN OF SEC 21 TH N00°11'54"E 957 FT ALG W LN OF SEC 21 TO A FIRE CLAY REFERENCE POST PREVIOUSLY ERRONEOUSLY USED AS NW COR OF SEC 21 TH N00°11'54"E 16.50 FT ALG W LN OF SEC 21 TO BEG. SECTION 21 T2S R1E COMBINED ON 10/017/2000 FROM 000-09-21-101-002-00 & PART OF 000-09-21-101-001-00

Kerry Pickett, Clerk



Parcel Report - Parcel ID: 000-09-21-101-002-01

6/18/2020



Owner Name EAST JACKSON PUBLIC SCHOOLS
Owner Address 5400 SEYMOUR RD
JACKSON, MI 49201
Homestead 0
Parcel Address 5400 SEYMOUR RD
JACKSON, MI 49201
Property Class 704 - SCHOOLS
Status Active
Acreage 31.7
Gov't Unit Leoni
Tax Unit Leoni
School District EAST JACKSON SCHOOL
Liber/Page 1637-0775

	2018	2019	2020
Taxable Value	\$0.00	\$0.00	\$0.00
Assessed Value	\$0.00	\$0.00	\$0.00

Tax Description:

BEG IN W 1/8 LN OF SEC 21 T2S R1E AT CEN OF SEYMOUR RD TH N ALG SD 1/8 LN TO N SEC LN TH WLY ALG N SEC LN 710 FT TH S 950.04 FT TH E 121 FT TH S 425.22 FT TO CEN LN OF SEYMOUR RD TH NELY ALG CEN OF SD RD 707.28 FT TO BEG. ALSO BEG AT NW COR OF SEC 21 TH N89°33'37"E 622.45 FT ALG N LN OF SEC 21 TH S00°12'43"W 962.62 FT (950.04 FT OF REC) PAR WITH W 1/8 LN OF SEC 21 TH N89°12'01"E 121 FT TH S00°12'43"W 6.96 FT TH S89°12'01"W 743.28 FT TO W LN OF SEC 21 TH N00°11'54"E 957 FT ALG W LN OF SEC 21 TO A FIRE CLAY REFERENCE POST PREVIOUSLY ERRONEOUSLY USED AS NW COR OF SEC 21 TH N00°11'54"E 16.50 FT ALG W LN OF SEC 21 TO BEG. SECTION 21 T2S R1E COMBINED ON 10/017/2000 FROM 000-09-21-101-002-00 & PART OF 000-09-21-101-001-00



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.



000-09-20-226-007-07
NALL BRADLEY E REV LVG TR
5080 SEYMOUR RD
JACKSON, MI 49201

000-09-21-152-002-01
SCHELL GERALD D & DELORES A
5311 SEYMOUR RD
JACKSON, MI 49201

000-09-21-101-001-01
BARR ERROL J
5312 SEYMOUR RD
JACKSON, MI 49201-9686

000-09-17-400-002-00
TUCKER THOMAS W ETAL
P O BOX 1253
JACKSON, MI 49204

000-09-21-152-003-03
PLUMB MARY JANE
5315 SEYMOUR RD
JACKSON, MI 49201

000-09-20-226-006-01
NALL BRADLEY & NALL LAURI L TRUSTS
5080 SEYMOUR RD
JACKSON, MI 49201

000-09-21-151-002-01
GRIFFITH FREDRICK C & FILLIPPA M
5200 SEYMOUR RD
JACKSON, MI 49201

000-09-21-151-002-02
SCHAUER LEONARD C JR & HICKS CRYSTA
5198 SEYMOUR RD
JACKSON, MI 49201-9684

000-09-21-152-003-02
SMITH JAMES G & MARGIE L ETAL
5405 SEYMOUR RD
JACKSON, MI 49201

000-09-21-126-002-03
ALLEY JACOB
5600 SEYMOR RD
JACKSON, MI 49201

000-09-21-176-001-02
ISENHOOR STEVEN L & MICHELLE L
9510 TINKER CT
BURKE, VA 22015

000-09-21-126-002-01
ALLEY JACOB
5600 SEYMOUR RD
JACKSON, MI 49201

000-09-21-101-002-01
EAST JACKSON PUBLIC SCHOOLS
5400 SEYMOUR RD
JACKSON, MI 49201

000-09-16-351-001-15
MORRISSEY MATTHEW W & REBECCA TRUST
5654 SEYMOUR RD
JACKSON, MI 49201

000-09-16-351-001-14
COLLINS TIMOTHY A
5674 SEYMOUR RD
JACKSON, MI 49201

TOWNSHIP OF LEONI

Receipt: 150096

06/23/20

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

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

Cashier: TPOTTER
Received Of: OBJECTIV GROWTH LLC

The sum of: 1,000.00

ZON	5400 SEYMOUR RD ZONING	550.00
ZON	SEYMOUR RD SPECIAL MEETI	450.00
Total		1,000.00

CHECK	1194	550.00
CHECK	1195	450.00

Signed: _____