

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: Kerry Pickett Phone #: (517) 936-2290
 Applicant: Lyrical LLC Phone #: (734) 649-8326
 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"): 22.41 acres

Please attach location map Yes No
 What is the existing use of the site? Residential

What is the proposed use of the site? Industrial Development

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

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

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 Ann Arbor Rd.

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

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

Please attach the minutes of the Planning Commission.
 Yes, the minutes are attached. No, the minutes are not attached.

Please attach copies of any reports, exhibits or other documented provided to the Planning Commission.
 Yes, copies of documentation are attached. No, copies of documentation are not attached.

Please attach any public comments, letters, or petitions.
 Yes, public comments are attached. No, public comments are not attached.

Please include any additional information or comments as an attachment.

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.)

000-09-29-326-002-00 4202 Ann Arbor Rd. 22.41 acres
NE 1/4 of SW 1/4 and also the W 33 ft of the E 223 ft of that part of the
SE 1/4 of SW 1/4 N of US-12 Hwy Exc the N 610 ft. of the N 1/2 of the NE 1/4
of the SW 1/4 SEC 29, T25, R1E containing 22.41 acres

- The above described property has a proposed zoning change FROM AG AGRICULTURAL (AG) ZONE TO Heavy Industrial (M) ZONE.
- PURPOSE OF PROPOSED CHANGE: Future Industrial Development

B. ZONING ORDINANCE TEXT AMENDMENT:

The following Article(s) and Section(s) is amended or altered: ARTICLE _____ SECTION _____
The NEW SECTION reads as follows: (Attach additional sheets if more space is needed.) _____

- PUBLIC HEARING** on the above amendment was held on: month November day 6 year 2019
- NOTICE OF PUBLIC HEARING** was published/mailed on the following date: month Oct day 13 year 2019
(Notice must be provided at least fifteen days prior to the public hearing.)
- 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.

John Spencer Chair or Secretary _____ / _____ / _____ (enter date)

JACKSON COUNTY PLANNING COMMISSION (JCPC) ACTION:

- Date of Meeting: month _____ day _____ year _____
- 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:

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

Township Clerk

Leoni Township Office

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

LEONI TOWNSHIP



SEP 26 2019

DATE OF APPLICATION: 9/26/19

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.
- Re-Zone the property to another classification.
- Conditional Use.
- Home Occupation.
- Extending Residential Non-Conforming Use.

1. Applicants Name: Lyrical LLC Phone: 1-734-649-8326
2. Address of Property Involved: 4202 Ann Arbor Rd Jackson MI 49201
3. Legal Description of Property: See attached
4. The above property is presently zoned: AG
5. I wish the zoning to be changed from: AG (Agricultural) to: M (Heavy Industrial)
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: future Industrial Development

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: _____

[Signature]
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

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.

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

08/22/2019 12:26 PM

Parcel:	000-09-29-326-002-00	Current Class:	401.RESIDENTIAL
Owner's Name:	LYRICAL LLC	Previous Class:	401.RESIDENTIAL
Property Address:	4202 ANN ARBOR RD JACKSON, MI 49201	Gov. Unit:	07 LEONI TOWNSHIP
Liber/Page:	2113/795	MAP #	
Split:	//	School:	38090 EAST JACKSON
Public Impr.:	Paved Road, Electric, Gas, Standard Utilities	Neighborhood:	4002 4002 METES/BOUNDS SOUTH OF I-94
Topography:	Rolling, Landscaped, Wooded		
Mailing Address:		Description:	
LYRICAL LLC		NE 1/4 OF SW 1/4 AND ALSO THE W 33 FT OF THE E 223 FT OF THAT PART OF THE SE 1/4	
1899 SUNCREST DR		OF SW 1/4 N OF US-12 HWY EXC THE N 610 FT OF THE N 1/2 OF THE NE 1/4 OF THE	
GRASS LAKE MI 49240		SW 1/4 SEC 29, T2S, R1E CONTAINING 22.41 ACRES +/-	

Most Recent Sale Information

Sold on 08/22/2019 for 150,000 by PROPERTY DETAILERS II LLC.

Terms of Sale: ARMS LENTH

Liber/Page:

Most Recent Permit Information

None Found

Physical Property Characteristics

2020 S.E.V.:	Tentative	2020 Taxable:	Tentative	Lot Dimensions:	
2019 S.E.V.:	78,486	2019 Taxable:	52,003	Acreage:	22.41
Zoning:	AG AGRI	Land Value:	Tentative	Frontage:	0.0
PRE:	0.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1

Year Built: 1900

Occupancy: Single Family

Class: CD

Style: 1.50 STY

Exterior: Brick

% Good (Physical): 58

Heating System: Forced Heat & Cool

Electric - Amps Service: 200

of Bedrooms: 3

Full Baths: 1 Half Baths: 0

Floor Area: 1,350

Ground Area: 1,157

Garage Area: 0

Basement Area: 987

Basement Walls: Block

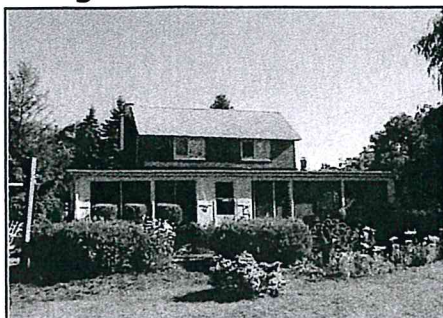
Estimated TCV: Tentative

of Agricultural Buildings: 1

Estimated TCV: Tentative

Cmts:

Image



TOWNSHIP OF LEONI

Receipt: 135824

09/26/19

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

Cashier: SHELLY
Received Of: LYRICAL LLC

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

The sum of: **350.00**

ZON ZONE CHANGE 4202 ANN ARB

350.00
Total 350.00

CASH 350.00

Signed: _____

NOTICE

The Leoni Township Planning Commission will hold a Public Hearing Wednesday, November 6, 2019, @ 6:30 p.m. in the Leoni Township meeting hall, 913 Fifth St., Michigan Center, Michigan, 49254 to hear a request from Lyrical LLC, 4202 Ann Arbor Rd., Jackson, MI 49201 for a re-zone.

Property Code # 000-09-29-326-002-00

Purpose of hearing: RE-ZONE (AG) Agricultural to (M) Heavy Industrial

Legal Description:

NE ¼ OF SW ¼ AND ALSO THE W 33 FT OF THE E 223 FT OF THAT PART OF THE SE ¼ OF SW ¼ N OF US-12 HWY EXC THE N 610 FT OF THE N ½ OF THE NE ¼ OF THE SW ¼ SEC 29, T2S, R1E CONTAINING 22.41 ACRES +/-

Kerry Pickett, Clerk

2x3.5''

10/13/19

Eastern

\$86.45

- 35%

(Township Legal Notice Rate)

\$56.19

LEONI TOWNSHIP OFFICE
913 FIFTH ST
MICHIGAN CENTER MI 49254
517-764-4694 PHONE 517-764-1380 FAX
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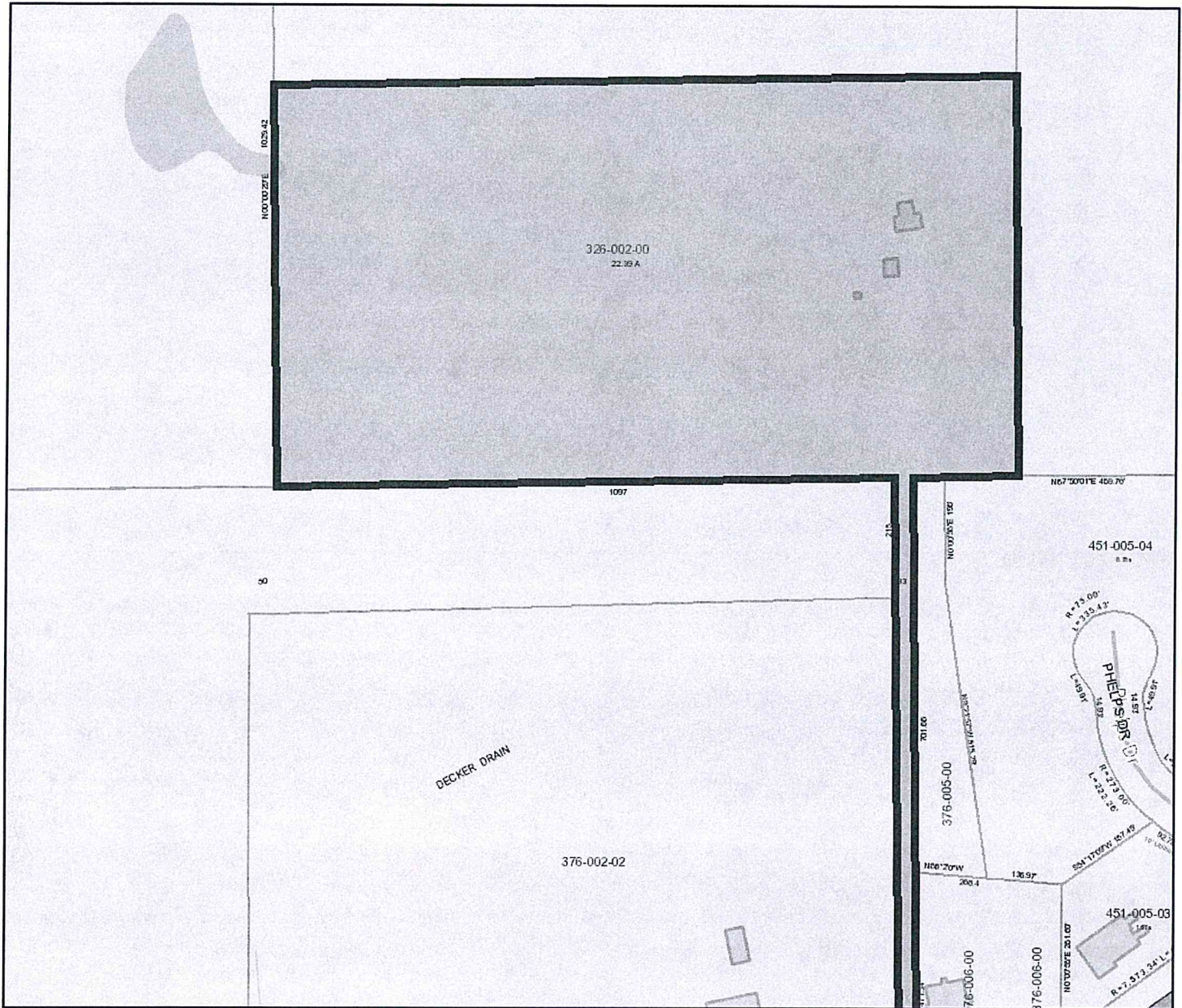
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Kerry Pickett, Clerk



Parcel Report - Parcel ID: 000-09-29-326-002-00

10/7/2019



Owner Name LYRICAL LLC
Owner Address 4202 ANN ARBOR RD
 JACKSON, MI 49201
Homestead 0
Parcel Address 4202 ANN ARBOR RD
 JACKSON, MI 49201
Property Class 401 - RESIDENTIAL
Status Active
Acreage 22.39
Gov't Unit Leoni
Tax Unit Leoni
School District EAST JACKSON SCHOOL
Liber/Page 2147-299

	2017	2018	2019
Taxable Value	\$49,741	\$50,785	\$52,003
Assessed Value	\$65,993	\$68,420	\$78,486

Tax Description:
 NE 1/4 OF SW 1/4. ALSO THE W 33 FT OF E 223 FT OF THAT PART OF SE 1/4 OF SW 1/4 LYING N OF NLY LN OF US- 12 HWY EXC THEREFROM THE N 610 FT THEREOF. SEC 29 T2S 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.



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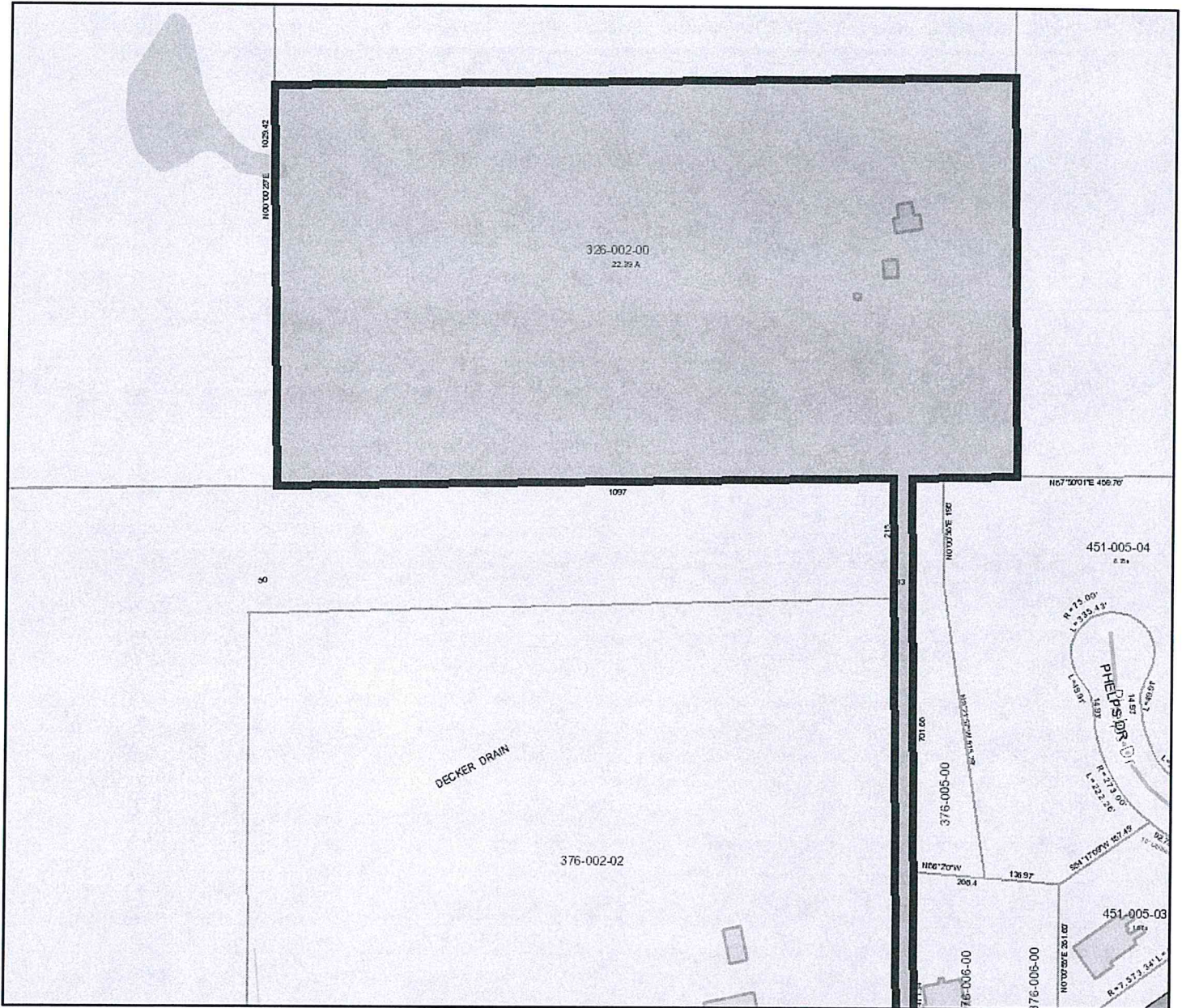
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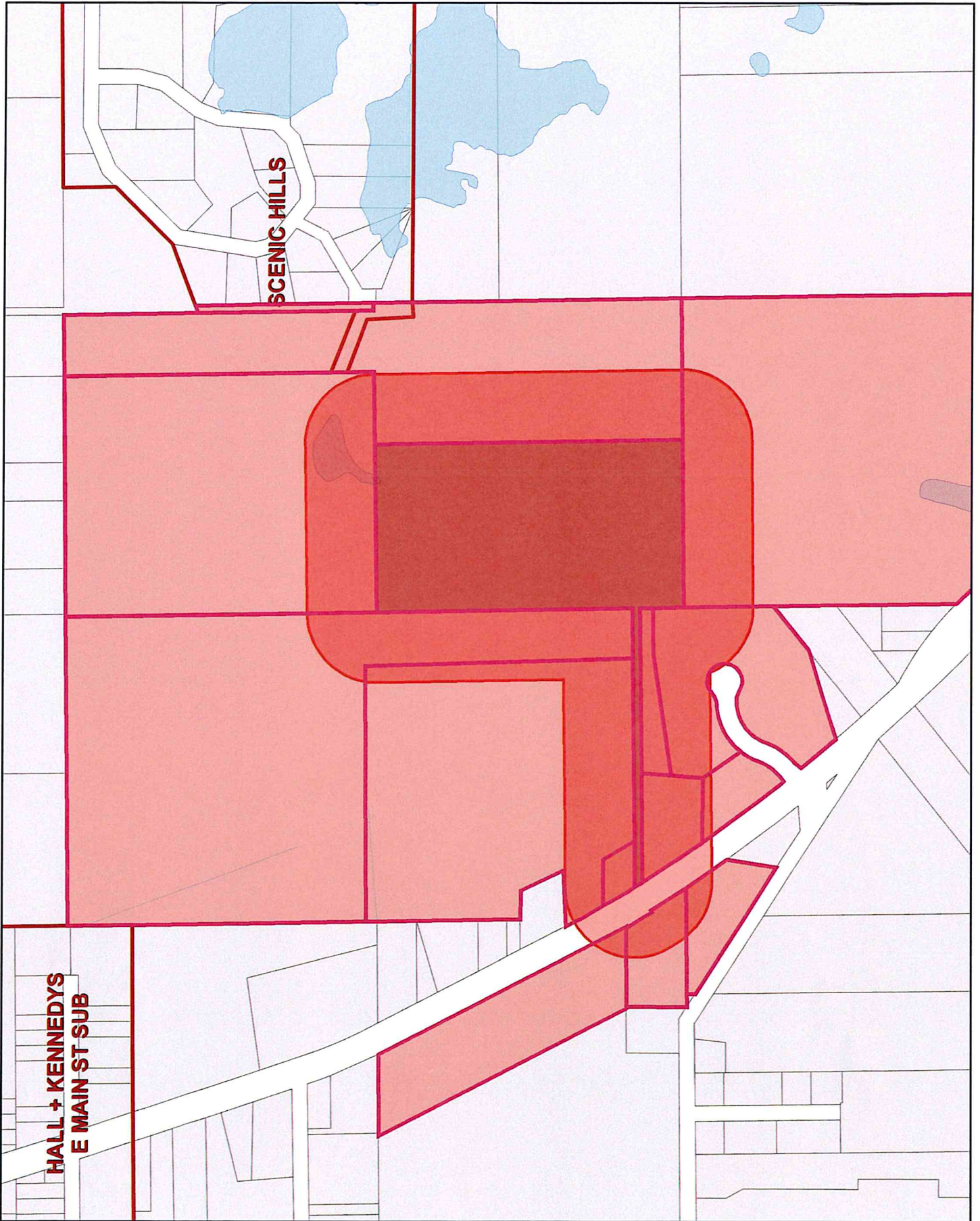
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000-09-29-301-002-03
DIX CARL P
2052 SCENIC HILLS DR
PARMA, MI 49269

000-09-29-376-005-00
PELFREY MANAGEMENT LCC
202 5TH ST
MICHIGAN CENTER, MI 49254

000-09-29-376-002-01
SMITH DAVID WAYNE
1322 GANSON ST
JACKSON, MI 49201

000-09-29-376-006-00
HAMPTON FUNERAL HOME PROPERTIES
3380 W CARLETON RD
HILLSDALE, MI 49242

000-09-32-127-002-00
SMART CHOICE TRANSPORTATION LLC
2855 BLACKMAN RD
JACKSON, MI 49201

000-09-29-301-001-01
CONSUMERS ENERGY CO
ONE ENERGY SQUARE
JACKSON, MI 49201

000-09-29-326-002-00
LYRICAL LLC
4202 ANN ARBOR RD
JACKSON, MI 49201

000-09-29-376-004-00
BOYCE MICHAEL S & SHERRY K
4200 ANN ARBOR RD
JACKSON, MI 49201

000-09-29-401-001-00
TYLUTKI CHARLES & MARCELLA M
4550 ANN ARBOR RD
JACKSON, MI 49202

000-09-29-452-001-00
FULLERTON RITA J
1850 N SUTTON RD
JACKSON, MI 49203

000-09-29-377-001-00
HAMPTON FUNERAL HOME PROPERTIES
1575 N SUTTON RD
JACKSON, MI 49201

000-09-29-376-002-02
PEGASUS FARMS LLC
1124 KANE CONCOURSE
MIAMI BEACH, FL 33154

000-09-29-451-005-03
BIG SKY HOLDINGS LLC
PO BOX 781
GRASS LAKE, MI 49240

000-09-29-451-005-04
LYRICAL LLC
4499 PHELPS DR
JACKSON, MI 49202

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

PLANNING COMMISSION MINUTES
November 6th, 2019

The Leoni Township Planning Commission held a meeting Wednesday, November 6th, 2019 @ 6:30 p.m. 913 Fifth Street, Leoni Township Meeting Hall, Michigan Center, Michigan.

Meeting opened to call of the Chair: 6:30 pm

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

Members absent: 0

Persons in attendance: 11

Purpose of Planning Commission read by J. Spencer

Motion by J. Southworth supported by D. Helmlinger to approve the Agenda with the amendments to move the order of New Business before the Old Business.

Motion adopted by voice vote

Motion by D. Helmlinger and supported by L. Maurer to approve the October 16th minutes as written.

Motion adopted by voice vote

Public Comment: **Open at 6:33 pm.**
 Closed at 6:52 pm.

NEW BUSINESS:
Lyrical LLC Rezone

Discussion:

Wes Lutz – Purchased 23 acres that is zoned AG and want it rezoned to Heavy Industrial. Want to expand Choice labs. I would also like to invite the Planning Commission members to come and take a tour of Choice Labs and see the 3 buildings we currently have.

K. Cole – Do you currently own the property?

Mr. Lutz – The property is owned by Lyrical LLC

L. Maurer – Can we call you to get a tour.

Mr. Lutz – Yes absolutely

J. Southworth – There is currently a house that sites on this property. What will happen to the house?

