

**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.)

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

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 42 SECTION 355a  
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 Dec day 14 year 2020

D. NOTICE OF PUBLIC HEARING was published/mailed on the following date: month Nov day 29 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.

Ben Carroll  Chair or  Secretary 12 / 29 / 2020 (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

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

**PLANNING COMMISSION MINUTES - DRAFT**  
**December 16<sup>th</sup>, 2020**

The Leoni Township Planning Commission held a meeting Wednesday, December 16th, 2020 @ 6:00pm via the Zoom.us conferencing suite.

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

Members Present: J. Southworth, D. Helmlinger, V. Beckwith, L. Maurer, B. Lester, B. Carroll, R. Kinch  
Members Absent:

Persons in Attendance: 21 (count from Zoom)

*Motion by B. Carroll, supported by D. Helmlinger to **approve** the agenda moving Residential Zoning Amendments to NB Item #1, Adding Planning Commission Bylaws to OB Item #1, and adding Resolution Regarding Jackson County Planning Commission Appointment to NB item #4*

**Voice vote**

*Ayes: D. Helmlinger, J. Southworth, V. Beckwith, L. Maurer, B. Lester, R. Kinch, B. Carroll*  
*Nay:*

***Motion Carried via Roll Call***

*Motion by J. Southworth, supported by V. Beckwith to **approve** the minutes from 12/2/20*

**Voice vote**

*Ayes: D. Helmlinger, J. Southworth, V. Beckwith, L. Maurer, B. Lester, R. Kinch, B. Carroll*  
*Nay:*

***Motion Carried via Roll Call***

**Public Comment:**           Open at       6:07pm  
                                      Closed at     6:07pm

**OLD BUSINESS:**

*Motion by D. Helmlinger, supported by L. Maurer to **approve** the Planning Commission Bylaw Amendments with Attorney Guy Conti's revisions*

**Voice vote**

*Ayes: D. Helmlinger, J. Southworth, V. Beckwith, L. Maurer, B. Lester, R. Kinch, B. Carroll*  
*Nay:*

***Motion Carried via Roll Call***

**NEW BUSINESS:**

**Public Hearing:**                    **Open at**        **6:14pm**  
   **Closed at**     **6:14pm**

*Motion by D. Helmlinger, supported by J. Southworth to **recommend** as written the amendments to Residential Zoning Districts to give guidelines for caregiver grow operations (42-355a – “Medical Use of Marihuana”), as a Home Occupation*

**Voice vote**

**Ayes: D. Helmlinger, J. Southworth, V. Beckwith, L. Maurer, B. Lester, R. Kinch, B. Carroll**  
**Nay:**

***Motion Carried via Roll Call***

**Public Hearing:**                    **Open at**        **6:23pm**  
   **Closed at**     **6:24pm**

*Motion by L. Maurer, supported by D. Helmlinger to **recommend** approval of the conditional use for 4427 Allison Drive*

**Voice vote**

**Ayes: D. Helmlinger, J. Southworth, V. Beckwith, L. Maurer, B. Lester, R. Kinch, B. Carroll**  
**Nay:**

***Motion Carried via Roll Call***

*Motion by B. Carroll, supported by J. Southworth to **approve** the 2021 Planning Commission Regular Meeting Schedule with removing March 24th, changing May 12th to May 19th, and fixing the few typos*

**Voice vote**

**Ayes: D. Helmlinger, J. Southworth, V. Beckwith, L. Maurer, B. Lester, R. Kinch, B. Carroll**  
**Nay:**

***Motion Carried via Roll Call***

*Motion by B. Carroll, supported by L. Maurer to **resolve** to condemn the appointment of Pat Gallagher to the Jackson County Planning Commission*

**Voice vote**

**Ayes: D. Helmlinger, J. Southworth, V. Beckwith, L. Maurer, B. Carroll**  
**Nay: B. Lester, R. Kinch,**

***Motion Carried via Roll Call***

**Public Comment:**                    **Open at**        **6:57pm**  
   **Closed at**     **6:57pm**

*Motion by B. Carroll, supported by J. Southworth to **adjourn** the meeting*

**Ayes: D. Helmlinger, J. Southworth, L. Maurer, V. Beckwith, B. Lester, B. Carroll, R. Kinch**  
**Nay:**

***Motion Carried via Roll Call***



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**Adjourned at 6:59pm**

**Next meeting: January 6<sup>th</sup>, 2020**

**DRAFT**

## LEONI TOWNSHIP NOTICE

The Leoni Township Planning Commission will hold a ZOOM Public Hearing, Wednesday, December 16, 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.**

Purpose of hearing: Hear public input regarding amendments to Residential Zoning Districts to give specific guidelines for caregiver grow operations.

Leoni Township 517-936-2305  
Pamela Trammell, Deputy Clerk

2x4

Eastern - 11.29.20

\$98.80

-35%

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\$64.22

**LEONI TOWNSHIP ORDINANCE NO. 2020-6**

**“HOME OCCUPATIONS – MEDICAL USE OF MARIHUANA”**

**AN ORDINANCE OF LEONI TOWNSHIP, JACKSON COUNTY, MICHIGAN, TO ESTABLISH LAND USE AND ZONING REQUIREMENTS; TO PROTECT THE PUBLIC HEALTH, SAFETY, AND WELFARE OF LEONI TOWNSHIP; AND TO PROVIDE REGULATIONS FOR THE MEDICAL USE OF MARIHUANA IN THE COURSE OF A HOME OCCUPATION.**

**LEONI TOWNSHIP ORDAINS:**

42-355a Medical use of marihuana

1. A registered primary caregiver, operating in compliance with the Michigan Medical Marihuana Act, hereinafter (“MMMA”), the MMMA General Rules, and the requirements of this section, shall be permitted as a home occupation, as regulated by this subsection. Leoni Township makes the following findings, in support of its determination that the regulation of registered primary caregivers as a permitted home occupation is consistent with the purposes and intent of the MMMA:
  - a. The MMMA does not create a general right for individuals to use, possess, or deliver marihuana in Michigan.
  - b. The MMMA’s protections are limited to individuals suffering from serious or debilitating medical conditions or symptoms, to the extent that the individuals’ marihuana use is carried out in compliance with the provisions of the MMMA, including the provisions related to the operations of registered primary caregivers.
  - c. The MMMA’s definition of “medical use” of marihuana includes the “transfer” of marihuana “to treat or alleviate a registered qualifying patient’s debilitating medical condition or symptoms associated with the debilitating medical condition,” but only if such “transfer” is performed by a registered primary caregiver who is connected with the same qualifying patient through the registration process established by the Department of Licensing and Regulatory Affairs, and who is otherwise operating in strict compliance with the MMMA and the MMMA General Rules.
  - d. The MMMA provides that a registered primary caregiver may assist no more than five (5) qualifying patients with their medical use of marihuana.
  - e. The MMMA does not, therefore, create a new vocation for entrepreneurs or others who wish to engage in the sale of marihuana to more than five

persons in a commercial setting. Instead, the MMMA is directed at improving the health and welfare of qualifying patients.

- f. The health and welfare of qualifying patients is improved by permitting the operations of registered primary caregivers as a home occupation, because this allows qualifying patients who suffer from serious or debilitating medical conditions symptoms to obtain the benefits of the medical use of marihuana in a residential setting, without having to unnecessarily travel into commercial areas.
  - g. By permitting the operations of registered primary caregivers as a home occupation, rather than in a commercial setting, this promotes the MMMA's purpose of ensuring that:
    - i. a registered primary caregiver is not assisting more than five (5) qualifying patients with their medical use of marihuana, and
    - ii. a registered primary caregiver does not unlawfully expand its operations beyond five (5) qualifying patients, so as to become an illegal commercial operation, in the nature of a marihuana collective, cooperative or dispensary.
2. The following standards and requirements shall apply to the location at which the medical use of marihuana is conducted by a primary caregiver:
- a. A registered primary caregiver shall not possess marihuana, or otherwise engage in the medical use of marihuana, in a school bus, on the grounds of any preschool or primary or secondary school, or in any correctional facility.
  - b. Not more than two (2) registered primary caregivers, who shall also be full-time residents of the dwelling, shall be permitted to operate at any one property.
  - c. The medical use of marihuana shall be conducted entirely within a dwelling or attached garage, except that a registered primary caregiver may keep and cultivate, in an "enclosed, locked facility" (as that phrase is defined by the MMMA), up to twelve (12) marihuana plants for each registered qualifying patient with whom the registered primary caregiver is connected through the registration process established by the Department of Licensing and Regulatory Affairs, and up to twelve (12) additional marihuana plants for personal use, if the primary caregiver is also registered as a qualifying patient under the MMMA.
  - d. A sign identifying the home occupation by word, image or otherwise, or indicating that the medical use of marihuana is taking place on the



premises, shall not be permitted; nor shall any vehicle having such a sign be parked anywhere on the premises.

- e. Except for lighting, heating, watering, drying or other equipment, or fertilizers, herbicides or other chemicals directly related to the medical use of marihuana, no other materials or equipment not generally associated with normal ownership, use, and maintenance of a dwelling shall be permitted.
- f. Distribution of marihuana or use of items in the administration of marihuana shall not occur at or on the premises of the primary caregiver. A qualifying patient shall not visit, come to, or be present at the residence of the primary caregiver to purchase, smoke, consume, obtain or receive possession of any marihuana.
- g. Except for the primary caregiver, no other person shall deliver marihuana to the qualifying patient.
- h. No one under the age of 18 years shall have access to medical marihuana.
- i. No on-site consumption or smoking of medical marihuana by qualifying patients shall be permitted within the dwelling (or on the property) of a primary caregiver, except for lawful medical marihuana consumption by the primary caregiver if registered as a qualifying patient under the MMMA.
- j. Medical marihuana shall not be grown, processed, handled or possessed at the dwelling of the primary caregiver beyond that which is permitted by law.
- k. All necessary building, electrical, plumbing and mechanical permits shall be obtained for any portion of a building or structure in which equipment and devices that support the cultivation, growing or harvesting of marihuana are located or used.
- l. If marihuana is grown or located in a room with windows, all interior lighting shall be shielded to prevent ambient light from creating a distraction for adjacent properties.
- m. Related merchandise or products shall not be sold or distributed from the dwelling or property of the primary caregiver, apart from the permitted quantity of medical marihuana or medical marihuana derivatives.
- n. To ensure compliance with all applicable requirements and laws, the portion of a building or other structure, such as a cultivation room, where



energy use and heating requirements exceed typical residential limits and chemical storage occurs, are subject to inspection and approval by the Leoni Township Building Inspector or other individual designated by the township.

- o. The property, dwelling and all enclosed, locked facilities shall be available for inspection upon request by the Leoni Township Building Inspector, the Marihuana Compliance Unit, any law enforcement officer, or other individual designated by the township.
  - p. The operations of a registered primary caregiver, as a home occupation, shall be permitted only with the prior issuance of a Township permit.
  - q. A complete and accurate application shall be submitted on a form provided by the Township and an application fee in an amount determined by resolution of the Township Board shall be paid.
  - r. The permit application shall include the name and address of the applicant; the address of the property; proof, such as a driver's license, voter registration card or similar record showing that the dwelling is the applicant's full-time residence; a current state registration card issued to the primary caregiver; a full description of the nature and types of equipment which will be used in marihuana cultivation and processing; and a description of the location at which the use will take place. The zoning administrator may require additional information necessary to demonstrate compliance with all requirements. The Marihuana Compliance Unit shall review the application to determine compliance with this Ordinance.
  - s. A permit shall be granted if the application demonstrates compliance with this Ordinance. The use shall be maintained in compliance with the requirements of this Ordinance. Any departure shall be grounds to revoke the permit and take other lawful action. If a permit is revoked, the applicant shall not engage in the activity unless and until a new permit is granted.
  - t. Information treated as confidential under the MMMA, including the primary caregiver registry identification card and any information about qualifying patients associated with the primary caregiver, which is received by the Township, shall be maintained separately from public information submitted in support of the application. It shall not be distributed or otherwise made available to the public and shall not be subject to disclosure under the Freedom of Information Act.
3. Except as otherwise permitted by Township ordinance, or the Michigan Medical Marihuana Facilities Licensing Act, it is unlawful to establish or operate a for-profit or nonprofit medical marihuana dispensary, collective, grow, processing

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operation, cooperative or other medical marihuana use within the Township, even if such use is intended for the medical use of marihuana.

4. The use of the dwelling or other permitted facility of a qualifying patient to cultivate medical marihuana in accordance with the MMMA, solely for personal use, does not require a permit under this subsection; however, all applicable Township ordinance requirements must be met.
  5. The provisions of this subsection do not apply to the personal use and/or internal possession of marihuana by a qualifying patient in accordance with the MMMA, for which a permit is not required.
  6. Should any section, sub-section, provision, word, or phrase of this Ordinance be determined to be invalid, the remaining portions of the Ordinance shall remain in full force and effect.
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