

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: Pamela Trammell Phone #: (517) 936-2305

Applicant: Matthew Russell Phone #: (517) 414-8401

Rezoning Request: From: General Business (B4) To: Heavy Industrial (ML)

Property Location: Section(s): 06 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? see attachment B

What is the proposed use of the site? see attachment B

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

North: Commercial improve 3104 Page South: Commercial Improve 225 Dettman

East: Residential 3149 Page West: Commercial 3029 Page

What are the surrounding Zoning Districts?

North: (B4) General Business South: (M) Heavy Industrial

East: (B4) General Business West: (C2) General Commercial

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.

**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.)

000-14-06-301-009-00, 000-14-06-301-008-00, & 000-14-06-301-015-02  
See Attachment A

- The above described property has a proposed zoning change FROM General Business (B4) ZONE TO Heavy Industrial (ML) ZONE.
- PURPOSE OF PROPOSED CHANGE: Suit existing business to increase fabricating operations

**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 Oct day 21 year 2020
- NOTICE OF PUBLIC HEARING** was published/mailed on the following date: month Oct day 4 year 2020  
(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.  
Benjamin Carroll  Chair or  Secretary 10/21/2020 (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

DATE OF APPLICATION: 9-14-20

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: Matt Russell Phone: 517-414-8401
2. Address of Property Involved: 3101 Page Ave
3. Legal Description of Property: (See attached) Tax # 000 14 06 301 009 01
4. The above property is presently zoned: B-4
5. I wish the zoning to be changed from: B-4 to: ML
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: See Attached

**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: \$ 550

Matt Russell  
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.







#1965

BUILDING SEWER INSTALLATION PERMIT

Kerry A. Klinghoff  
To the undersigned being the

of the property located at 6330 (number)

Ann Arbor Rd (owner or owners' agent) does hereby request a permit to install and connect a building sewer to serve the

family at said location. (Sheet no. 1/30 of plans).

1. The following fixtures will be connected to the building sewer; Note: (food establishments shall install grease trap; garages, a sand and grease trap).

FIXTURE:	NUMBER:	FIXTURE:	NUMBER:
kitchen sink	_____	water closet	_____
lavatories	_____	bath tubs	_____
laundry tubs	_____	garbage	_____
Specify others	_____	urinals	_____
	_____	showers	_____
	_____	washers	_____

2. The maximum number of persons who will use the above fixtures is \_\_\_\_\_

3. The name and address of the person or firm who will perform the proposed work is \_\_\_\_\_

IN CONSIDERATION OF THE GRANTING OF THIS PERMIT, THE UNDERSIGNED AGREES:

- To accept and abide by all provisions of pertinent ordinances and regulations.
- To maintain the building sewer from the house to the main sewer in the street at no expense to the
- To notify the \_\_\_\_\_ (Village clerk, Inspector) when the building sewer is ready for inspection and connection to the public sewer before any portion of the work is covered.
- To replace street and sidewalk.
- To pay, when due, sewage disposal charges.

Date: 7-30-73 Signed: X Mrs. W. Nowak

Address of applicant \_\_\_\_\_

Total fees must accompany this application: Approved by DONALD GARRISON (Inspector) \_\_\_\_\_ (Date)

09-22-376-001

a.) The building sewer shall be constructed of either Vitri-fied Clay Sewer Pipe or Fitted Clay Sewer Pipe meeting the current A.S.T.M. "Specifications for Vitri-fied Clay Sewer Pipe" (Designation "C40") or "Specifications for Vitri-fied Clay Pipe Joints Having Resilient Properties" (Designation "C42"). The concrete or concrete sewer pipe joints shall be of the rubber ring, flexible cement or type, similar and equal to joint specified for vitri-fied clay pipe. The joints and connections shall conform to the manufacturer's recommendations.

c.) The size and slope of the building sewers shall be subject to the approval of the said inspector but no joint shall be less than four (4) inches. The slope of such four (4) inch pipe shall not be less than one-eighth (1/8) inch per foot.

d.) The building sewer shall be connected to the house lead by use of joint Clay Pipe Company.

Connection fee 7/24  
Inspection fee 1/6 or 2/4  
Total: 8 1973



# Attachment B

September 14, 2020

FROM: Matt Russell, Owner PTC Industrial Sales

RE: Request for rezoning 3101 Page Ave Property from B-4 to M

To Whom it May Concern,

The purpose of this request to rezone the above mentioned property from General Business to Heavy Industrial is due to the fact that PTC Industrial Sales has diversified our conveyor system and material handling business to include the fabrication of industrial components that compliment our existing line of products. We are currently fabricating transitional conveyor system components and would like to change the zoning to suit our existing business as we plan to increase these fabricating operations.

We are also under contract for the potential sale of our building and property to a marijuana-related business that requires a zoning change to "Industrial" for the purpose of their operations. If the property sale were to be unsuccessful, PTC Industrial Sales will need the change of zoning, allowing us to continue our fabricating operations.

It should be noted that the property adjoining 3101 Page Ave to our south, and the property across Page Ave to our north, is already zoned for "Heavy Industrial." It should also be noted that the property adjoining our property to our south is already operating as a marijuana-related business. With all of this considered, we believe rezoning 3101 Page Ave to "Heavy Industrial" will be consistent with the master plan.

Respectfully,



Matt Russell  
[matt@smarttan.com](mailto:matt@smarttan.com)  
c 517-414-8401



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

**PLANNING COMMISSION MINUTES - DRAFT**  
**October 21<sup>st</sup>, 2020**

The Leoni Township Planning Commission held a meeting Wednesday, October 21st, 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, B. Lester, B. Carroll, L. Maurer, K. Cole  
Members Absent:

Persons in Attendance: 26 (count from Zoom)

*Motion by B. Carroll, supported by J. Southworth to **approve** the agenda as written*

*Voice vote*

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

*Motion Carried via Roll Call*

*Motion by V. Beckwith, supported by J. Southworth to **approve** the minutes from 10/7/2020*

*Voice vote*

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

*Motion Carried via Roll Call*

**Public Comment:**            **Open at**        **6:06pm**  
   **Closed at**      **6:08pm**

**OLD BUSINESS:**

*Motion by J. Southworth, supported by D. Helmlinger to **approve** the Site Plan for Green Stop LLC (Parcel 000-14-05-351-001-02)*

Discussion: Although there was some confusion over setbacks in Light Industrial (ML), Municode identifies 35 feet as the rear setback. Municode, as the publicly available and published set of codes and ordinances, will be used as the source of truth.

*Voice vote*

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

*Motion Carried via Roll Call*

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

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

*Nay:*

*Motion Carried via Roll Call*

**Adjourned at 7:53pm**

**Next meeting: November 4<sup>th</sup>, 2020**



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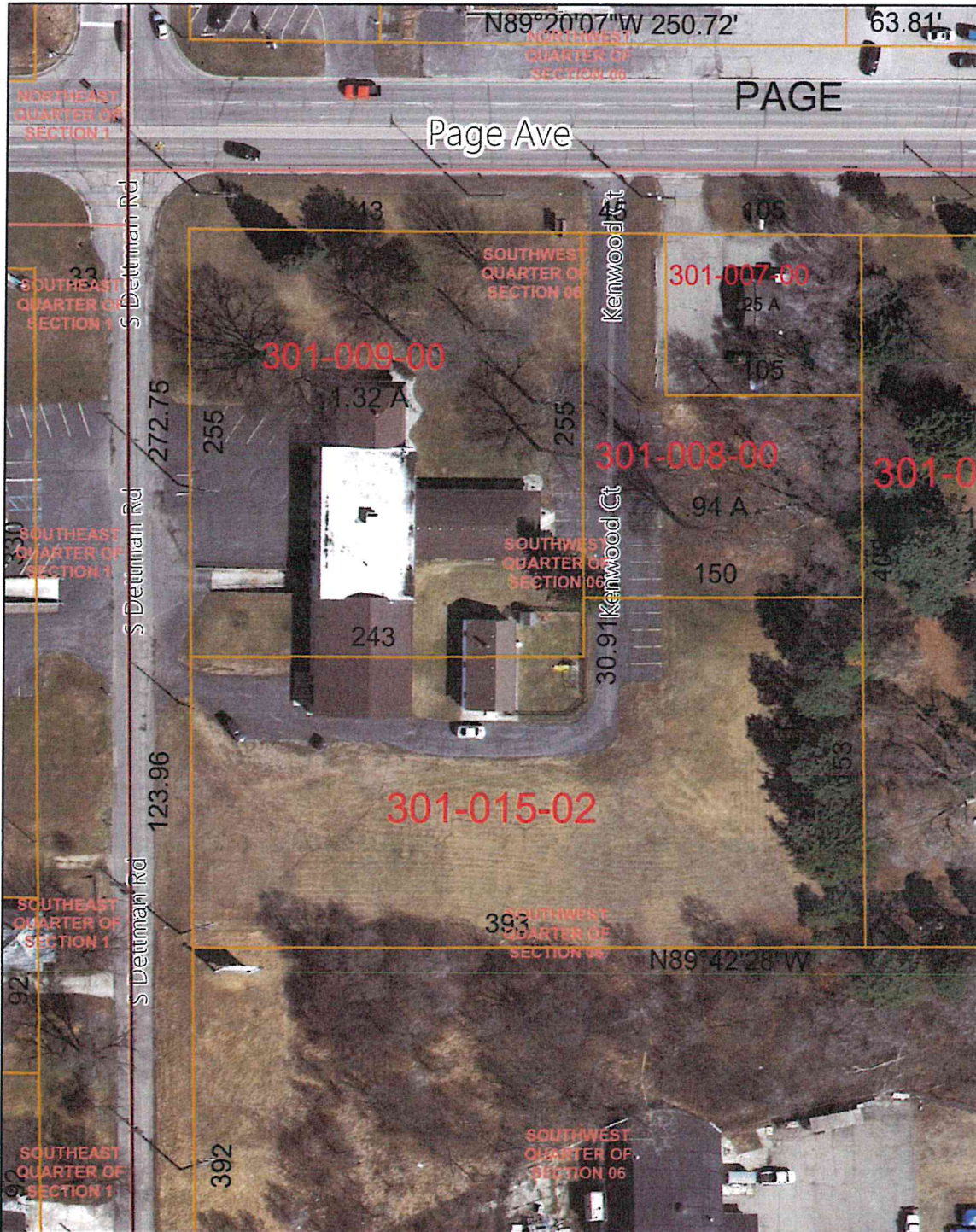
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The intent of this map is to allow easy access and visual display of government information and services. Every reasonable effort is made to ensure the accuracy of this map and data; nevertheless, errors may occur.





**TOWNSHIP OF LEONI**

Receipt: 158000

09/28/20

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

Cashier: TPOTTER  
Received Of: MATT RUSSELL

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

The sum of: **550.00**

ZON	3101 PAGE AVE REZONE APP F		<b>550.00</b>
		Total	<b>550.00</b>
	CHECK	2486	<b>550.00</b>

Signed: \_\_\_\_\_

September 14, 2020

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FROM: Matt Russell, Owner PTC Industrial Sales

RE: Request for rezoning 3101 Page Ave Property from B-4 to ML

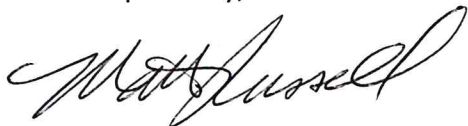
To Whom it May Concern,

The purpose of this request to rezone the above mentioned property from General Business to Light Industrial is due to the fact that PTC Industrial Sales has diversified our conveyor system and material handling business to include the fabrication of industrial components that compliment our existing line of products. We are currently fabricating transitional conveyor system components and would like to change the zoning to suit our existing business as we plan to increase these fabricating operations.

We are also under contract for the potential sale of our building and property to a marijuana-related business that requires a zoning change to "Light Industrial" for the purpose of their operations. If the property sale were to be unsuccessful, PTC Industrial Sales will need the change of zoning, allowing us to continue our fabricating operations.

It should be noted that the property adjoining 3101 Page Ave to our south, and the property across Page Ave to our north, are already zoned Industrial. It should also be noted that the property adjoining our property to our south is already operating as a marijuana-related business. With all of this considered, we believe rezoning 3101 Page Ave to "Light Industrial" will be consistent with the master plan.

Respectfully,



Matt Russell

[matt@smarttan.com](mailto:matt@smarttan.com)

c 517-414-8401

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*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, October 21, 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.**

000-14-06-301-009-01  
Matt Russell, Owner PTC Industrial Sales  
3101 Page Ave.  
Jackson, MI 49203

Purpose of hearing: Rezone from B-4 (Business) to ML (Heavy Industrial)

**Legal Description:** Commencing at the East ¼ Post of Section 1, Town 3 South, Range 1 West, for the PLACE OF BEGINNING of this description, thence North 29.04' along the East line of said Section 1 and the West line of Section 6, Town 3 South, Range 1 East, to the West ¼ Post of said Section 6, thence S-89°-42'-28"-E 288.00' along the East & West ¼ line of said Section 6, thence South 105.00' along the West line of Deed recorded in Liber 890, Page 28, Jackson County Records, thence S-89°-42'-28"-E 105.00' along the South line of Deed recorded in Liber 890, Page 28, Jackson County Records, thence South 303.00", thence N-89°-42'-28"-W 393.00' to the West line of said Section 6, thence North 378.96' along the West line of said Section 6 and the center line of right-of-way of Dettman Road to the PLACE OF BEGINNING of this description.

Containing 3.428 Acres of land, more or less.

Bearings are based on the South  $\frac{1}{2}$  of the West line of Section 6, Town 3 South, Range 1 East, as being North or South.

Subject to the rights of the public in and to the West 33.0' of the above described land as now used and occupied by Dettman Road and that portion of the above described land as now used and occupied by Page Avenue.

Subject to easements and restrictions of record, if any.

Kerry Pickett, Clerk



38-000-14-06-151-005-02  
UNLEASHED AND LOVIN IT LLC  
3104 PAGE AVE  
JACKSON MI 49201

38-000-14-06-151-005-03  
ALB PROPERTIES LLC  
3773 N DEARING RD  
PARMA MI 49269

38-000-14-06-151-005-04  
GR SCHULTZ REAL ESTATE HOLDINGS LLC  
ALB PROPERTIES LLC  
3150 PGAE AVE  
JACKSON MI 49203-2255

38-000-14-06-301-006-00  
WRIGHT ROBERT A & JULIA D  
3149 PAGE AVE  
JACKSON MI 49203

38-000-14-06-301-007-00  
LM VENTURES  
10342 WITTENBERG WAY  
ORLANDO FL 32832

38-000-14-06-301-008-00  
ROBELE INVESTMENTS LLC  
3700 SARGENT RD  
JACKSON MI 49201

38-000-14-06-301-009-00  
ROBELE INVESTMENTS LLC  
3700 SARGENT RD  
JACKSON MI 49201

38-000-14-06-301-015-02  
ROBELE INVESTMENTS LLC  
3700 SARGENT RD  
JACKSON MI 49201

38-000-14-06-301-015-04  
WINDSOR TOWNSHIP OG LLC  
2800 PATTERSON AVE  
RICHMOND VA 23221

BUCKHANNON, CODY L & MICHAELA A  
3018 PAGE AVE  
JACKSON MI 49203

BARNES, JOHN M  
1050 S DETTMAN RD  
JACKSON MI 49203

RUSSELL REAL ESTATE HOLDINGS, LLC  
PO BOX 1630  
JACKSON MI 49204

JONES, DONALD  
717 GRISWOLD ST  
JACKSON MI 49203

COXON, KRISTOPHER B  
4641 N SANDSTONE RD  
PARMA MI 49269

JUDGE, AMY LOU  
3027 PAGE AVE  
JACKSON MI 49203

ELLIOTT, DALTON S & WAGONER, DAWN E  
C/O WAGONER, DAWN E  
1117 KNAPP AVE  
JACKSON MI 49203

POOLE, MICHAEL A & CHRISTINA L  
1125 KNAPP AVE  
JACKSON MI 49203

HOPE, ROBERT W  
1129 KNAPP AVE  
JACKSON MI 49203

CRAWFORD, KEVIN L  
1137 KNAPP AVE  
JACKSON MI 49203

ANDERSON, EDWARD & PEGGY  
1143 KNAPP AVE  
JACKSON MI 49203



Owners Name and Address	Property Address	Parcel Number
BUCKHANNON, CODY L & MICHAEL 3018 PAGE AVE JACKSON MI 49203	3018 PAGE AVE	000-13-01-276-031-00
BARNES, JOHN M 1050 S DETTMAN RD JACKSON MI 49203	1050 S DETTMAN RD	000-13-01-276-032-01
RUSSELL REAL ESTATE HOLDINGS, PO BOX 1630 JACKSON MI 49204	3029 PAGE AVE	000-13-01-428-033-01
JONES, DONALD 717 GRISWOLD ST JACKSON MI 49203	1138 S DETTMAN RD	000-13-01-428-034-00
COXON, KRISTOPHER B 4641 N SANDSTONE RD PARMA MI 49269	3021 PAGE AVE	266-13-01-436-004-00
JUDGE, AMY LOU 3027 PAGE AVE JACKSON MI 49203	3027 PAGE AVE	266-13-01-436-005-00
ELLIOTT, DALTON S & WAGONER, 1117 KNAPP AVE JACKSON MI 49203	1117 KNAPP AVE	266-13-01-436-006-00
POOLE, MICHAEL A & CHRISTINA L 1125 KNAPP AVE JACKSON MI 49203	1125 KNAPP AVE	266-13-01-438-010-00
HOPE, ROBERT W 1129 KNAPP AVE JACKSON MI 49203	1129 KNAPP AVE	266-13-01-440-013-00
CRAWFORD, KEVIN L 1137 KNAPP AVE JACKSON MI 49203	1137 KNAPP AVE	266-13-01-442-015-00
ANDERSON, EDWARD & PEGGY 1143 KNAPP AVE JACKSON MI 49203	1143 KNAPP AVE	266-13-01-442-016-01

RUSSELL REAL ESTATE HOLDINGS, LLC

3101 PAGE AVE  
JACKSON, MI 49203

Fifth Third Bank

74-5/724

2486  
9-16-20

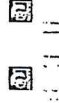
PAY TO THE  
ORDER OF

Leoni Township

\$ 550.00

Five hundred Fifty & 00/100

DOLLARS



*Matthew Russell*

AUTHORIZED SIGNATURE

MEMO

⑈002486⑈ ⑆072400052⑆ 7167379424⑈

RUSSELL REAL ESTATE HOLDINGS, LLC

2486



JN 60-'01

POWER TRANSMISSION CO.  
3101 Page Avenue - Box 786  
Jackson, Michigan 49204

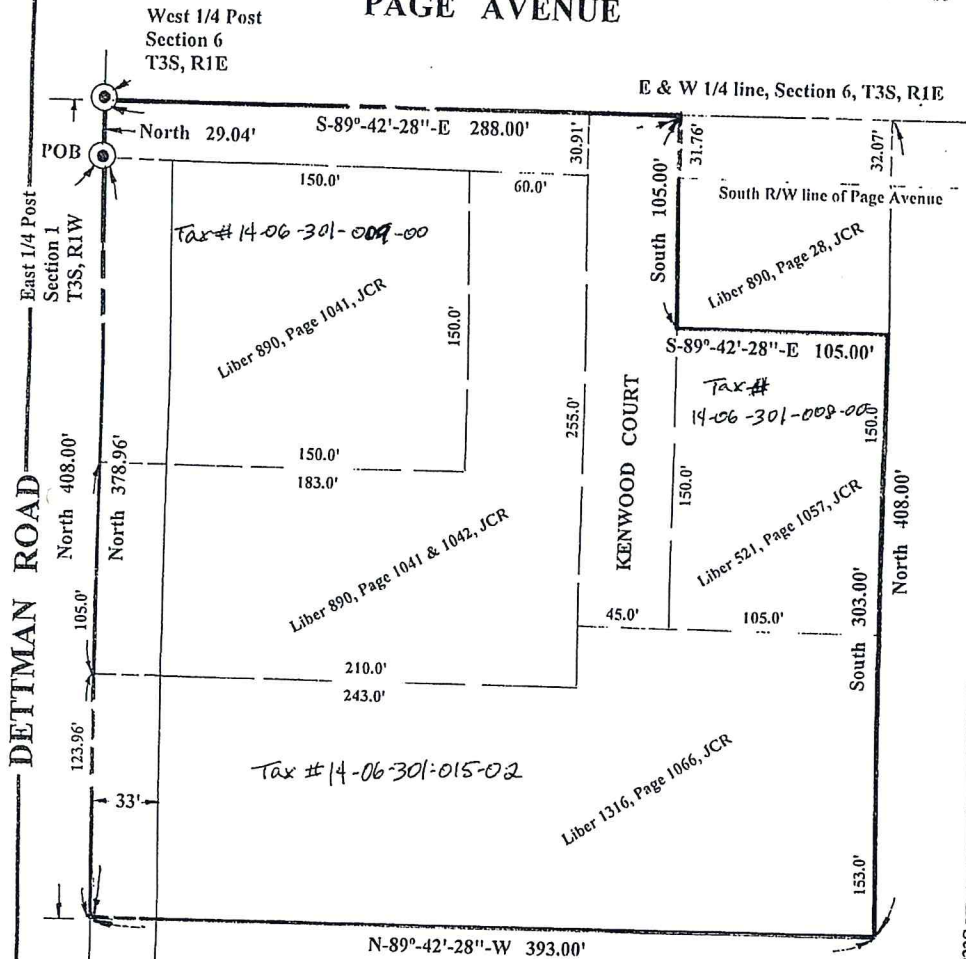
# MAP OF DESCRIPTION

LAND IN THE SOUTHWEST 1/4 OF SECTION 6, TOWN 2 SOUTH,  
RANGE 1 EAST, LEONI TOWNSHIP, JACKSON COUNTY, MICHIGAN.



SCALE 1" = 60'

## PAGE AVENUE



**THIS IS NOT A STAKED BOUNDARY SURVEY**

This map is only a picture of the property description.  
All dimensions shown are subject to an actual survey.



*Dean R. Cuterinsky*

November 26, 2001

Section 6, T3S, R1E, Leoni Township

JN 60-01

POWER TRANSMISSION CO.  
3101 Page Avenue - Box 786  
Jackson, Michigan 49204

DESCRIPTION

LAND IN THE SOUTHWEST 1/4 OF SECTION 6, TOWN 2 SOUTH,  
RANGE 1 EAST, LEONI TOWNSHIP, JACKSON COUNTY, MICHIGAN,  
described as follows, to-wit:

Commencing at the East 1/4 Post of Section 1, Town 3 South, Range 1 West,  
for the PLACE OF BEGINNING of this description, thence North 29.04'  
along the East line of said Section 1 and the West line of Section 6, Town 3 South,  
Range 1 East, to the West 1/4 Post of said Section 6, thence S-89°-42'-28"-E  
288.00' along the East & West 1/4 line of said Section 6, thence South 105.00'  
along the West line of Deed recorded in Liber 890, Page 28, Jackson County  
Records, thence S-89°-42'-28"-E 105.00' along the South line of Deed recorded  
in Liber 890, Page 28, Jackson County Records, thence South 303.00', thence  
N-89°-42'-28"-W 393.00' to the West line of said Section 6, thence North 378.96'  
along the West line of said Section 6 and the center line of right-of-way of Dettman  
Road to the PLACE OF BEGINNING of this description.

Containing 3.428 Acres of land, more or less.

Bearings are based on the South 1/2 of the West line of Section 6, Town 3 South,  
Range 1 East, as being North or South.

Subject to the rights of the public in and to the West 33.0' of the above described  
land as now used and occupied by Dettman Road and that portion of the above  
described land as now used and occupied by Page Avenue.  
Subject to easements and restrictions of record, if any.



SHEET TWO OF TWO SHEETS

*Dean R. Suttkus*

November 26, 2001

Section 6, T3S, R1E, Leoni Township



000-14-06-301-015-02  
ROBELE INVESTMENTS LLC  
3700 SARGENT RD  
JACKSON, MI 49201

000-14-06-301-009-00  
ROBELE INVESTMENTS LLC  
3700 SARGENT RD  
JACKSON, MI 49201

000-14-06-301-007-00  
LM VENTURES LLC  
10342 WITTENBERG WAY  
ORLANDO, FL 32832

000-14-06-301-008-00  
ROBELE INVESTMENTS LLC  
3700 SARGENT RD  
JACKSON, MI 49201

000-14-06-301-006-00  
WRIGHT ROBERT & JULIA  
3149 PAGE AVE  
JACKSON, MI 49203

000-13-01-428-033-01  
RUSSELL ROBERT D  
3101 PAGE AVE  
JACKSON, MI 49203

266-13-01-436-005-00  
JUDGE AMY LOU  
3027 PAGE AVE  
JACKSON, MI 49203

266-13-01-436-004-00  
COXON KRISTOPHER B  
3021 PAGE AVE  
JACKSON, MI 49203

266-13-01-436-006-00  
ELLIOTT DALTON S & WAGONER DAWN  
1117 KNAPP ST  
JACKSON, MI 49203

266-13-01-438-010-00  
POOLE MICHAEL A & CHRISTINA L  
1125 KNAPP ST  
JACKSON, MI 49203

266-13-01-440-013-00  
HOPE ROBERT W  
1125 KNAPP ST  
JACKSON, MI 49203

000-13-01-428-034-00  
JONES DONALD  
717 GRISWOLD ST  
JACKSON, MI 49203

266-13-01-442-015-00  
CRAWFORD KEVIN L  
1137 KNAPP ST  
JACKSON, MI 49203

266-13-01-442-016-01  
ANDERSON EDWARD & PEGGY  
1143 KNAPP ST  
JACKSON, MI 49203

000-14-06-301-015-04  
WINDSOR TOWNSHIP OG LLC  
2800 PATTERSON AVE  
RICHMOND, VA 23221

000-14-06-151-005-03  
ALB PROPERTIES LLC  
3773 N DEARING RD  
PARMA, MI 49269

000-14-06-151-005-04  
GR SCHULTZ REAL ESTATE HOLDINGS LLC  
3150 PAGE AVE  
JACKSON, MI 49203

000-14-06-151-005-02  
UNLEASHED AND LOVIN' IT LLC  
3104 PAGE AVE  
JACKSON, MI 49201

000-13-01-276-032-01  
BARNES JOHN M  
5030 BROOKLYN RD  
JACKSON, MI 49201

000-13-01-276-031-00  
BUCKHANNON CODY L & MICHAELA A  
3007 PAGE AVE  
JACKSON, MI 49203

000-14-06-301-015-02  
ROBELE INVESTMENTS LLC  
3700 SARGENT RD  
JACKSON, MI 49201

000-14-06-301-009-00  
ROBELE INVESTMENTS LLC  
3700 SARGENT RD  
JACKSON, MI 49201

000-14-06-301-007-00  
LM VENTURES LLC  
10342 WITTENBERG WAY  
ORLANDO, FL 32832

000-14-06-301-008-00  
ROBELE INVESTMENTS LLC  
3700 SARGENT RD  
JACKSON, MI 49201

000-14-06-301-006-00  
WRIGHT ROBERT & JULIA  
3149 PAGE AVE  
JACKSON, MI 49203

000-14-06-301-005-00  
KRAWIEC PAWEL & JESSICA  
3155 PAGE AVE  
JACKSON, MI 49203

000-14-06-301-004-00  
SCOTT JAMI M  
3201 PAGE AVE  
JACKSON, MI 49203

000-14-06-301-003-00  
LITTERAL ERMAL  
4233 HOYER RD  
JACKSON, MI 49201

000-13-01-428-033-01  
RUSSELL ROBERT D  
3101 PAGE AVE  
JACKSON, MI 49203

000-14-06-301-015-04  
WINDSOR TOWNSHIP OG LLC  
2800 PATTERSON AVE  
RICHMOND, VA 23221

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ALB PROPERTIES LLC  
3773 N DEARING RD  
PARMA, MI 49269

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JACKSON, MI 49203

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UNLEASHED AND LOVIN' IT LLC  
3104 PAGE AVE  
JACKSON, MI 49201



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ROBELE INVESTMENTS LLC  
3700 SARGENT RD  
JACKSON, MI 49201

000-14-06-301-007-00  
LM VENTURES LLC  
10342 WITTENBERG WAY  
ORLANDO, FL 32832

000-14-06-301-008-00  
ROBELE INVESTMENTS LLC  
3700 SARGENT RD  
JACKSON, MI 49201

000-14-06-301-010-00  
HARBAUGH DAVID F  
1197 S DETTMAN RD  
JACKSON, MI 49203

000-14-06-301-006-00  
WRIGHT ROBERT & JULIA  
3149 PAGE AVE  
JACKSON, MI 49203

000-14-06-301-005-00  
KRAWIEC PAWEL & JESSICA  
3155 PAGE AVE  
JACKSON, MI 49203

000-14-06-301-004-00  
SCOTT JAMI M  
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JACKSON, MI 49203

000-14-06-301-003-00  
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4233 HOYER RD  
JACKSON, MI 49201

000-13-01-428-033-01  
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266-13-01-436-005-00  
JUDGE AMY LOU  
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266-13-01-436-004-00  
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266-13-01-438-010-00  
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JACKSON, MI 49203

266-13-01-440-013-00  
HOPE ROBERT W  
1129 KNAPP ST  
JACKSON, MI 49203

000-13-01-428-034-00  
JONES DONALD  
717 GRISWOLD ST  
JACKSON, MI 49203

266-13-01-442-015-00  
CRAWFORD KEVIN L  
1137 KNAPP ST  
JACKSON, MI 49203

266-13-01-442-016-01  
ANDERSON EDWARD & PEGGY  
1143 KNAPP ST  
JACKSON, MI 49203

000-13-01-428-036-00  
MAYO MERLIN & JILL  
8300 BUNKERHILL  
JACKSON, MI 49201

266-13-01-444-020-01  
STUART BRADLEY C  
1145 KNAPP ST  
JACKSON, MI 49203

000-13-01-428-038-00  
MAYO MERLIN & JILL  
8300 BUNKERHILL  
JACKSON, MI 49201

000-13-01-428-037-00  
BENDALL KEVIN & MARY  
1198 S DETTMAN RD  
JACKSON, MI 49203

000-14-06-301-011-00  
WILCOX TOBIN  
1201 S DETTMAN RD  
JACKSON, MI 49203

000-14-06-301-015-04  
WINDSOR TOWNSHIP OG LLC  
2800 PATTERSON AVE  
RICHMOND, VA 23221

000-14-06-151-005-03  
ALB PROPERTIES LLC  
3773 N DEARING RD  
PARMA, MI 49269

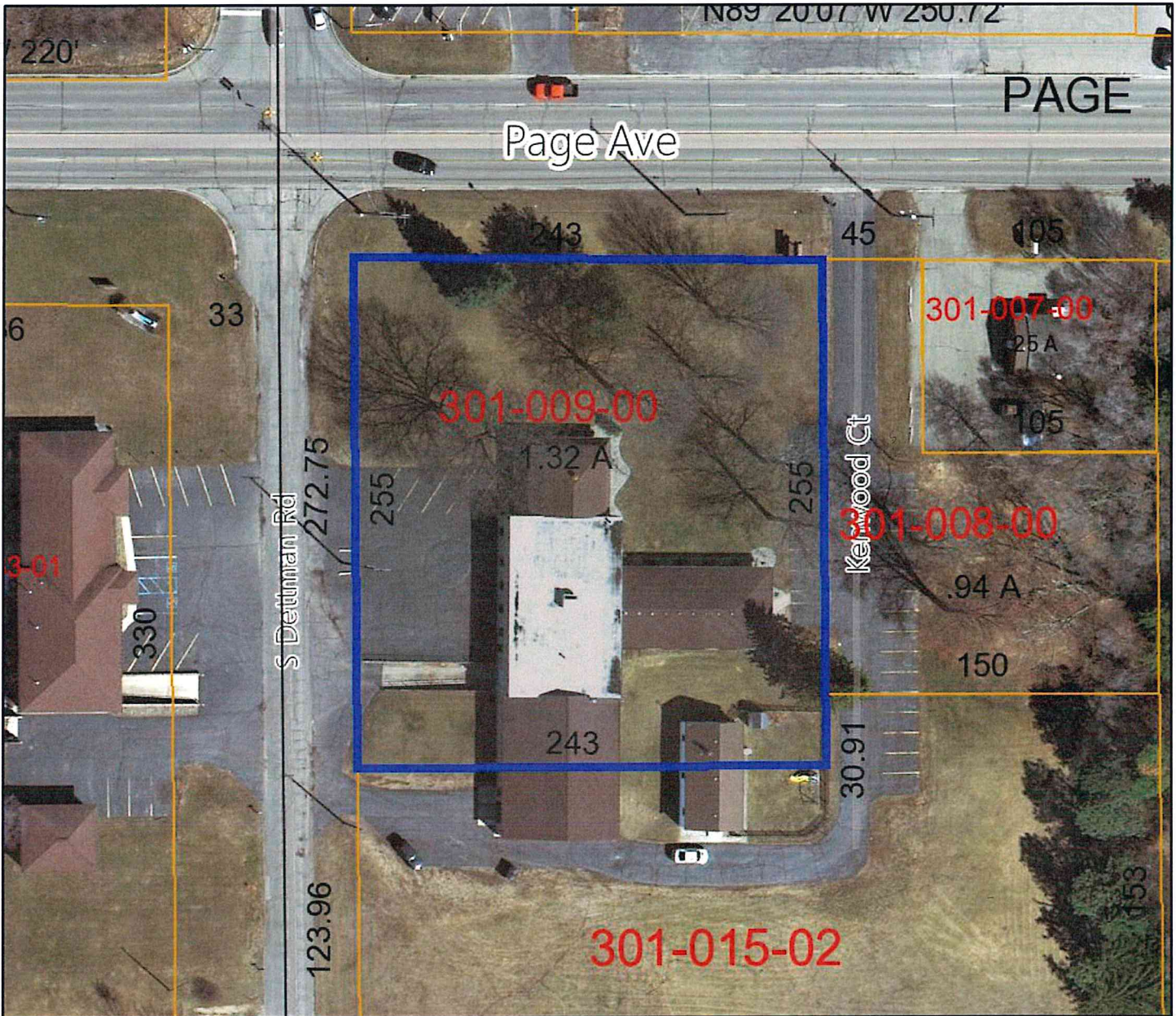
000-14-06-151-005-04  
GR SCHULTZ REAL ESTATE HOLDINGS LLC  
3150 PAGE AVE  
JACKSON, MI 49203





# Parcel Report - Parcel ID: 000-14-06-301-009-00

9/17/2020



**Owner Name** ROBELE INVESTMENTS LLC  
**Owner Address** 3700 SARGENT RD  
 JACKSON, MI 49201  
**Homestead** 0  
**Parcel Address** 3101 PAGE AVE  
 JACKSON, MI 49203  
**Property Class** 201 - COMMERCIAL  
**Status** Active  
**Acreage** 1.42  
**Gov't Unit** Leoni  
**Tax Unit** Leoni  
**School District** EAST JACKSON SCHOOL  
**Liber/Page** 1711-1234

	2018	2019	2020
<b>Taxable Value</b>	\$183,009	\$187,401	\$190,961
<b>Assessed Value</b>	\$298,632	\$326,895	\$315,814

**Tax Description:**  
 BEG AT W 1/4 POST OF SEC 6 TH E ALG E&W 1/4 LN 243 FT TH S PAR WITH W SEC LN 255 FT TH W PAR WITH SD 1/4 LN 243 FT TO W SEC LN TH N ALG W SEC LN 255 FT TO BEG. EXC THE R/W OF PAGE AVE AND DETTMAN RD SEC 6 T3S R1E 1.325A



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.











# Parcel Report - Parcel ID: 000-14-06-301-015-02

9/17/2020



**Owner Name** ROBELE INVESTMENTS LLC  
**Owner Address** 3700 SARGENT RD  
 JACKSON, MI 49201  
**Homestead** 0  
**Parcel Address** S DETTMAN RD  
 JACKSON, MI 49201  
**Property Class** 402 - RESIDENTIAL VACANT  
**Status** Active  
**Acreage** 1.2  
**Gov't Unit** Leoni  
**Tax Unit** Leoni  
**School District** EAST JACKSON SCHOOL  
**Liber/Page** 1711-1234

	2018	2019	2020
<b>Taxable Value</b>	\$2,715	\$2,780	\$2,832
<b>Assessed Value</b>	\$3,960	\$15,000	\$7,580

**Tax Description:**

BEG AT E 1/4 POST OF SEC 1 T3S R1W TH N 29.04 FT ALG E LN OF SEC 1 T3SR1W AND W LN OF SEC 6 T3S R1E TO W 1/4 POST OF SEC 6 T3S R1E TH S ALG W SEC LN 284.04 FT TO A PT FOR PL OF BEG OF THIS DESCN TH S 89DEG 16'E 243 FT TH N PAR WITH W SEC LN 30.91 FT TH S 89DEG 42'28"E 150 FT SD PT BEING 255 FT S OF E&W 1/4 LN TH S 153 FT TH N 89DEG 42'28"W 393 FT TO W SEC LN TH N ALG W SEC LN 123.96 FT TO BEG. SEC 6 T3S R1E 1.213 A



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.





# NOTICE

The Leoni Township Planning Commission will hold a ZOOM Public Hearing, Wednesday, October 21, 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.**

000-14-06-301-009-01

Matt Russell, Owner PTC Industrial Sales

3101 Page Ave.

Jackson, MI 49203

Purpose of hearing: Rezone from B-4 (Business) to ML (Heavy Industrial)

Legal Description: Commencing at the East ¼ Post of Section 1, Town 3 South, Range 1 West, for the PLACE OF BEGINNING of this description, thence North 29.04' along the East line of said Section 1 and the West line of Section 6, Town 3 South, Range 1 East, to the West ¼ Post of said Section 6, thence S-89°-42'-28"-E 288.00' along the East & West ¼ line of said Section 6, thence South 105.00' along the West line of Deed recorded in Liber 890, Page 28, Jackson County Records, thence S-89°-42'-28"-E 105.00' along the South line of Deed recorded in Liber 890, Page 28, Jackson County Records, thence South 303.00", thence N-89°-42'-28"-W 393.00' to the West line of said Section 6, thence North 378.96' along the West line of said Section 6 and the center line of right-of-way of Dettman Road to the PLACE OF BEGINNING of this description.

Containing 3.428 Acres of land, more or less.

Bearings are based on the South ½ of the West line of Section 6, Town 3 South, Range 1 East, as being North or South.

Subject to the rights of the public in and to the West 33.0' of the above described land as now used and occupied by Dettman Road and that portion of the above described land as now used and occupied by Page Avenue.

Subject to easements and restrictions of record, if any.

Kerry Pickett  
Leoni Township Clerk

2x9

Eastern - 10.04.20

\$198.90

-35%

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\$129.29