

Leoni Township Office

913 Fifth Street P.O. Box 375
Michigan Center, Michigan 49254
PHONE: (517) 764-4694 FAX: (517) 764-1106
email: leonitwp@modempool.com

RECEIVED

MAR 13 2019

DATE OF APPLICATION: 13 MAR 2019

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.

49662 Potomac Rd.
Carron, MI 48188

1. Applicants Name: 8975 PAGE AVE LLC MATTHEW BAKER Phone: 734-664-2803
2. Address of Property Involved: 8975 PAGE AVE JACKSON MI 49201
3. Legal Description of Property: PART OF THE NE 1/4 OF SEC 12, T35, R1E
LEONI TWP., JACKSON COUNTY MI
4. The above property is presently Zoned: AGRICULTURAL
5. I wish the zoning to be changed from: AGRICULTURAL to: 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 ECONOMIC OPPORTUNITIES

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: \$350

[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 DISAPROVE the application for the following reasons: _____

DATE: _____

CLERK: _____

SIGNATURE

LEONI TOWNSHIP OFFICE
913 FIFTH ST
MICHIGAN CENTER MI 49254
517-764-4694 PHONE 517-764-1380 FAX
<http://leontownship.com>

NOTICE

The Leoni Township Zoning Board of Appeals will hold a Public Hearing Monday, April 15, 2019, @ 6:00 p.m. in the Leoni Township meeting hall, 913 Fifth St., Michigan Center, Michigan, to hear a request from Matthew Baker, 8975 Page Ave., Jackson, MI 49201

Property Code # 000-14-12-226-001-03

Purpose of hearing: RE-ZONE

Legal Description: 000-14-12-226-001-03

BEG AT NE COR SEC 12 TH N87DEG49'01"W ALG N SEC LN 421.79 FT TH S00DEG36'07"W 1033.39 FT TH S87DEG49'01"E 421.79 FT TO E SEC LN TH N00DEG36'07"E 1033.39 FT TO BEG. SEC 12 T3S R1E 10A SPLIT ON 08/20/2001 FROM 000-14-12-226-001-00;

Kerry Pickett, Clerk

Certificate of Survey

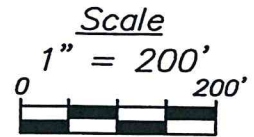
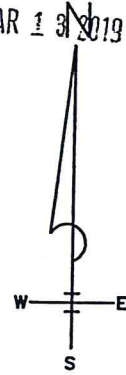
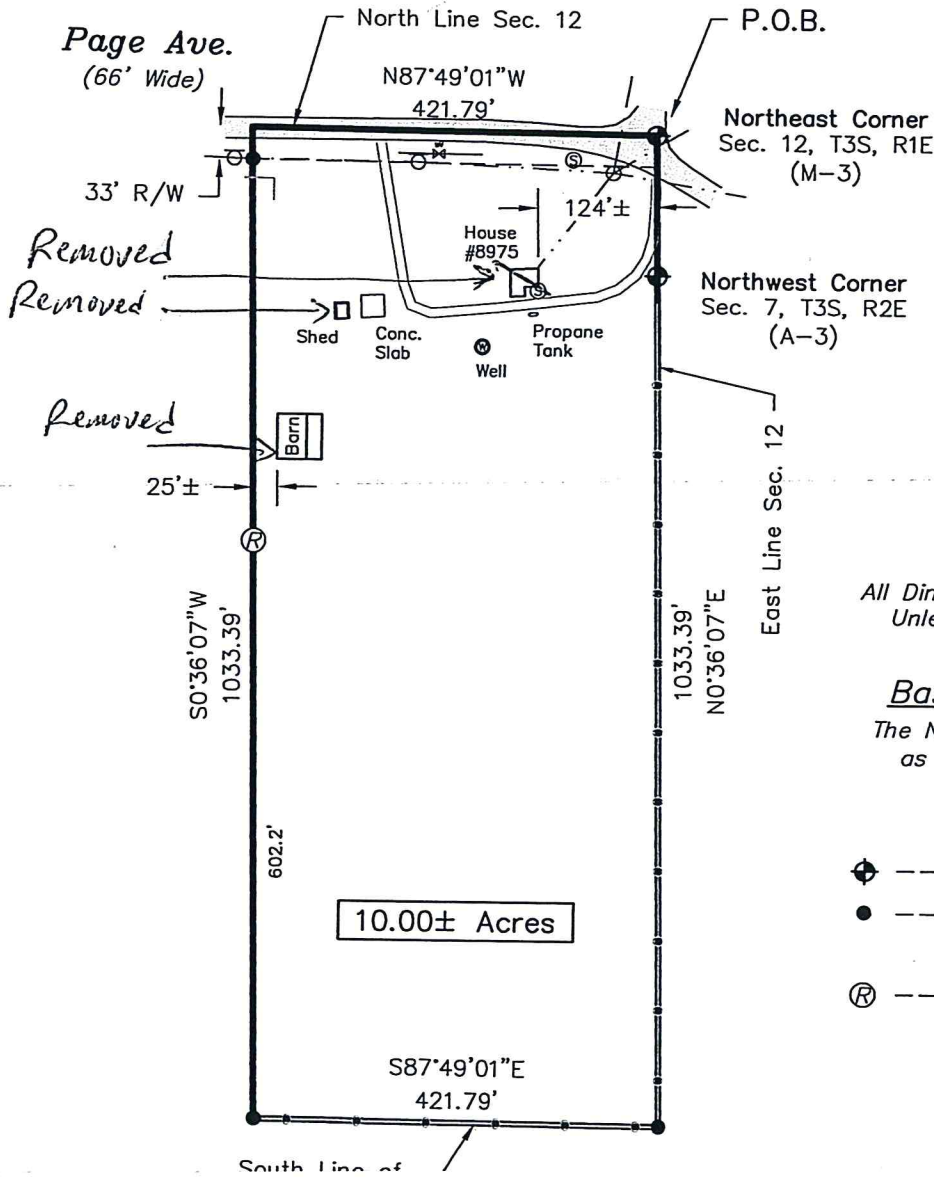
Part of the NE 1/4 of
Sec. 12, T3S, R1E

Leoni Twp., Jackson County, MI

Certified To:
Derek Zmich

RECEIVED

MAR 13 2019



Note

All Dimensions are Measured
Unless Otherwise Noted

Basis of Bearings

The North Line of Sec. 12
as being N87°49'01"W

Legend

- ⊕ --- Section Corner
- --- Found Iron #29245
Unless Otherwise Noted
- Ⓡ --- Set Rebar W/ Cap
"DEE 29245"



Jackson County Planning Commission

Staffed by the Region 2 Planning Commission (R2PC)
120 W. Michigan Avenue • Jackson, MI 49201
Phone (517) 788-4426 • Fax (517) 788-4635

May 13, 2019

Ms. Kerry Pickett, Clerk
Leoni Township
913 Fifth Street
Michigan Center, Michigan 49254

Transmitted via email to clerk@leonitownship.com

Subject: #19-07 – Proposed rezoning to 'Heavy Industrial (M)'

Dear Ms. Pickett:

The Jackson County Planning Commission (JCPC) reviewed the proposed rezoning to 'Heavy Industrial (M)' of the subject property known as Parcel ID# 000-14-12-226-001-03 during its May 9, 2019, meeting. The Commission passed a motion by unanimous vote recommending *disapproval with comments* of the rezoning to 'M' to the Leoni Township Board (please see the attached staff report and meeting minutes). Those comments include concern regarding the proper noticing of the public hearing. Accordingly, also attached is a 'cheat sheet' that summarizes the public hearing requirements and the requirements for noticing those hearings contained in the [Michigan Zoning Enabling Act](#); (please 'click' on the link to view the legislation directly).

Please contact me at (517) 768-6711 or gbauman@mijackson.org if you have any questions regarding this matter. If the proposed rezoning is approved by the Township Board, please send the attached Zoning Amendment Form signed by the Clerk (see the bottom of the form) back to me.

Sincerely,

Grant E. Bauman
Recording Secretary

Attachments:

The Zoning Amendment Form for Case #19-07
The staff report for Case #19-07
The draft minutes of the May 9, 2019, Jackson County Planning Commission meeting
Planning & Zoning Notes #2: Zoning Ordinance Public Hearing & Public Noticing Requirements

cc: Mr. John Spencer, Leoni Township Planning Commission Chair (jds2nd@ispencer.net)



Jackson County Planning Commission

Staffed by the Region 2 Planning Commission (R2PC)
120 W. Michigan Avenue • Jackson, MI 49201
Phone (517) 788-4426 • Fax (517) 788-4635

COORDINATED ZONING REPORT | #19-07

To: County Planning Commissioners
From: Grant E. Bauman
Date: May 9, 2019

Proposal: The rezoning of a property in Leoni Township

Request

A property is proposed for rezoning to 'Heavy Industrial (M)' from 'Agricultural (AG)'.

Purpose

The purpose of the request is for 'future economic opportunities' (see the Township's 'Application for Zoning Change or Conditional Use').*

Location and Size of the Property

The subject property (ID# 000-14-12-226-001-03) is situated in Section 12 (T3S-R1E) of the Township (see Figure 1). It is located on the south side of Page Avenue, at the eastern Township border with Grass Lake Charter Township, and has an area of approximately 10 acres.

Land Use and Zoning

Current Land Use – A site visit revealed that the subject property is currently vacant. The buildings shown in the aerial photography have been removed (see Figures 4a & 4b), but a new crushed asphalt drive was installed. Residences are located on the properties to the northeast (on the east side of Hayball Road). Other parcels to the north and east are agricultural in nature. The vacant property to the south is owned by Leoni Township (and the Leoni Township Wastewater Treatment Plant is located further to the west). The parcel directly to the west is vacant according to Jackson County GIS, but the site visit revealed that a structure is located near the west line of the subject property.

Future Land Use – The *Leoni Township Master Plan* places the subject property in an area recommended for 'Agricultural Preservation' (see Figure 2), as are all of the surrounding properties in the Township. The *Grass Lake Charter Township Master Plan* places the property to the east in an area recommended for 'Agricultural' purposes.

Current Zoning – The subject property is zoned 'Agricultural (AG)', as are properties to the north and west (see Figure 3). The Grass Lake Township property to the east is zoned 'Single Family Residential (R-2)'. The parcel to the south is zoned 'Heavy Industrial (M)'.

* Please note that the proposed use is listed for informational purposes only. It should not be utilized in making the rezoning decision. Circumstances may change tomorrow which make the proposed use impractical. All of the uses that the proposed zoning designation would allow are pertinent to the rezoning request.

Public Facilities and Environmental Constraints

Water and Sewer Availability – Municipal water service is not provided to the subject property, and there are no plans to extend that service, according to the Township (see the Rezoning Worksheet Form). Sewer service is currently available.

Public Road/Street Access – Page Avenue, a paved county local road in this part of Leoni Township, provides direct access to the subject parcel. However, the roadway is not constructed to ‘Class A’ (i.e., ‘all season’) standards east of Ballard Road.

Environmental Constraints – The subject property has no known environmental constraints according to the Township (see the Rezoning Worksheet Form).

Analysis and Recommendation

Township Planning Commission Recommendation – The Leoni Township Planning Commission recommends *approval* of the proposed rezoning to ‘M’ (see the Zoning Amendment Form).

Related JCPC Recommendations – The parcel located directly to the south of the subject property, and parcels located further to the west (see Figure 1), were considered for rezoning to ‘Heavy Industrial (M)’ by the JCPC in April and December of 2018 (coordinated zoning cases #18-07 and #18-28, respectively). The recommendation made by the Commission for both rezonings was *disapproval*. The parcels owned by Leoni Township were subsequently rezoned (see Figure 1). However, staff was not able to confirm if the other parcel was rezoned.

JCPC Staff Analysis – Leoni Township’s Zoning Plan contains the following criteria upon which a rezoning request must be considered:

1. **Is the proposed rezoning consistent with the policies and uses proposed for that area in the Master Plan?**

No. ‘Industrial’ uses are not planned for the general area. Although Leoni Township’s future land use map recommends ‘Public/Quasi-Public’ uses for most of a parcel located further to the west (and waste water treatment plants are included in the category description), ‘Agricultural Preservation’ is recommended for the subject property and surrounding parcels in Leoni Township (see Figure 2).

2. **Will all of the uses allowed under the proposed rezoning be compatible with other zones and uses in the surrounding area?**

No. Although the Leoni Township Waste Water Treatment Plant is located nearby to the west, no other industrial uses are currently located on surrounding properties. Please see Sec. 42-243 of the Leoni Township Code of Ordinances (attached) for a listing of all of the permitted and conditional uses allowed in the ‘M’ district.

3. **Will public services and facilities be significantly adversely impacted by a development or use allowed under the requested rezoning?**

Yes. Page Avenue is not built to ‘Class A’ road standards in this part of Leoni Township and is only classified as a county local road. Water service is not provided to the subject property.

4. Will the uses allowed under the proposed rezoning be equally or better suited to the area than uses allowed under the current zoning district?

No. Although parcels to the south and further to the west were recently rezoned 'Heavy Industrial (M)', the subject property and other parcels to the north and west remain part of an 'Agricultural (AG)' district (see Figure 3). The property to the east is part of a 'Single Family Residential (R-2)' district in Grass Lake Charter Township.

JCPC Staff Advisement – The proposed rezoning does not conform to the Leoni Township Master Plan. Although a property further to the west is recommended for 'Public/Quasi-Public' uses (likely due to the presence of the Leoni Township Wastewater Treatment Plant), other industrial uses are not proposed in the general area. Page Avenue is only a local county road in this part of Leoni Township and is not built to 'Class A' standards. Water service is not available and there are no plans to make it available. The JCPC recommended disapproval of rezoning other adjacent and nearby properties to 'M'.

Based upon this analysis, staff advises the Jackson County Planning Commission to recommend **DISAPPROVAL** of the 'Heavy Industrial (M)' rezoning request to the Leoni Township Board. The Township should also be made aware that the public hearing was noticed improperly. The notice stated that the hearing would be held before the Township's Zoning Board of Appeals rather than its Planning Commission and the date identified was April 15th rather than 17th. A new public hearing before the Township's Planning Commission should be established and noticed properly.

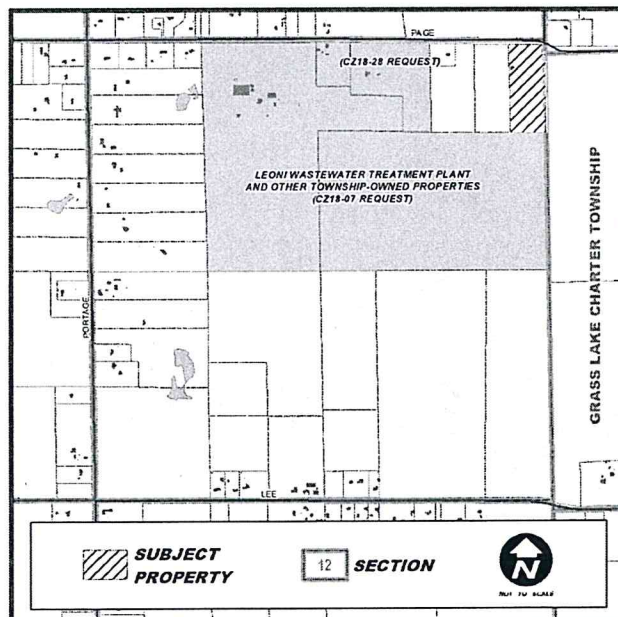
Suggested Actions:

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

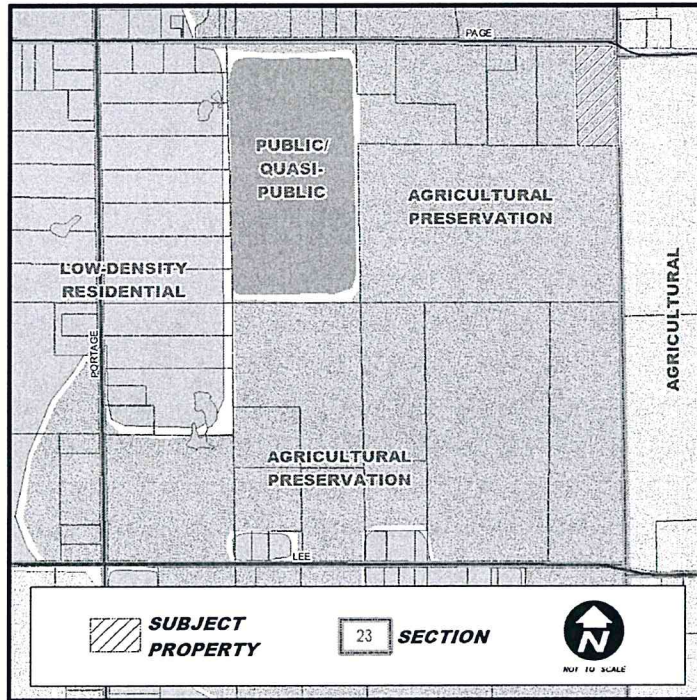
Staff Report Attachments:

- Background information provided by Leoni Township
- Sec. 42-243 of the Leoni Township Code of Ordinances

**Figure 1
Location**



**Figure 2
Municipal Future Land Use**



**Figure 3
Municipal Zoning**

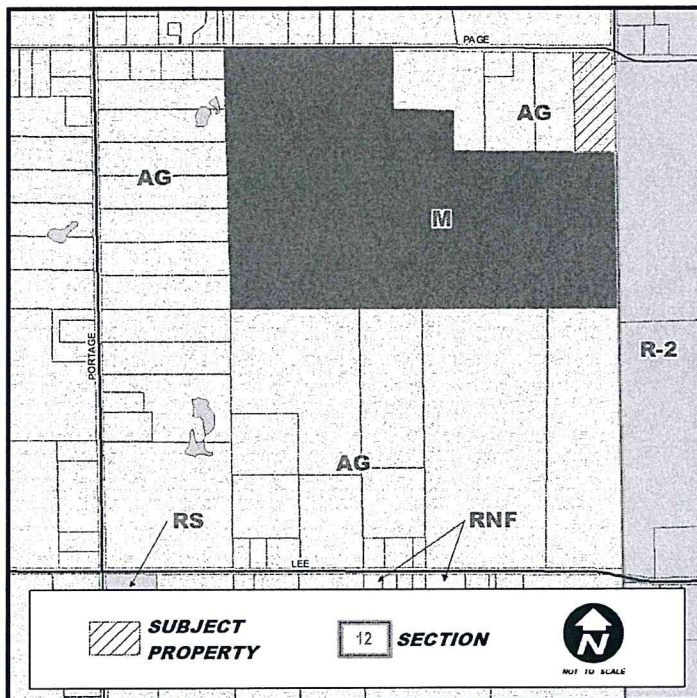


Figure 4a
Aerial Photo

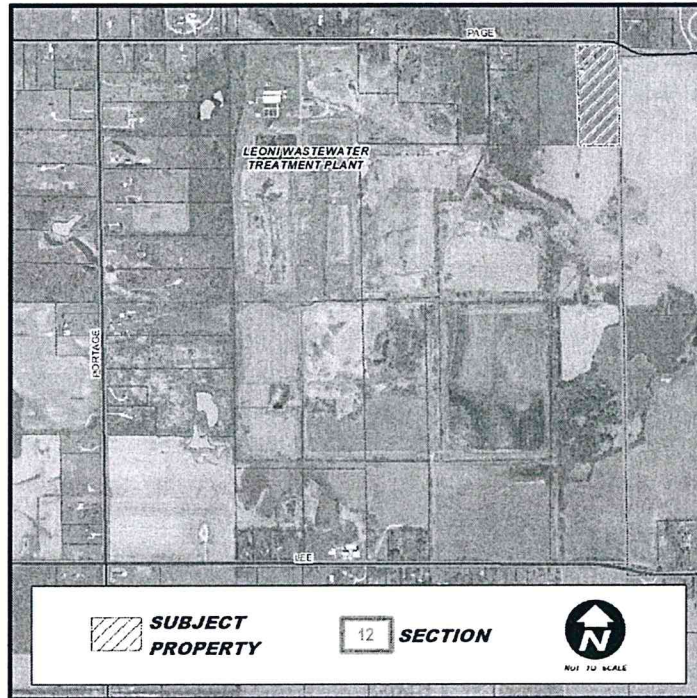
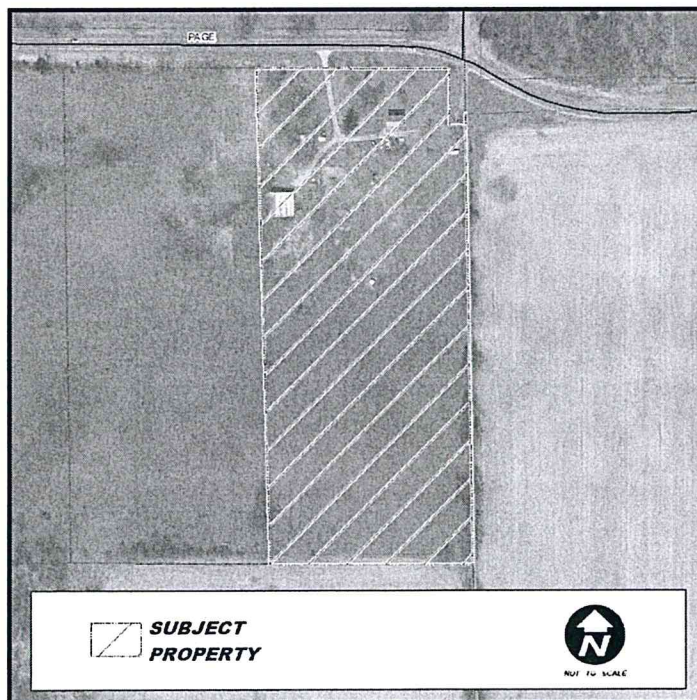


Figure 4b
Aerial Photo



JCPC Case #: 19 - 07
(For JCPC Use Only)

ZONING AMENDMENT FORM



JACKSON COUNTY PLANNING COMMISSION (COORDINATING ZONING)

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

Please submit the Planning Commission meeting minutes and any reports/exhibits the Commission used to 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.)

000-14-12-226-001-03 10 Acres

Attached

- 1. The above described property has a proposed zoning change FROM Agriculture (Ag) ZONE TO Heavy Industrial (M) ZONE.
- 2. PURPOSE OF PROPOSED CHANGE: for economic reasons

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 April day 19th year 2019
- D. NOTICE OF PUBLIC HEARING was published/mailed on the following date: month 3 day 31 year 2019

(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 Publication

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 4 / 17 / 19 (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

JCPC Case #: 19 - 07
(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: Matthew Baker Phone #: (734) 664-2803

Rezoning Request: From: Agricultural (Ag) To: Heavy Industrial (M)

Property Location: Section(s): 12 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"): 10 Acres

Please attach location map Yes No

What is the existing use of the site? none

What is the proposed use of the site? unknown

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

North: Agricultural South: Leoni Twp. DPW

East: Proposed Medical Marijuana West: Agricultural

What are the surrounding Zoning Districts?

North: (AG) Agricultural South: (M) Heavy Industrial

East: (AG) Agricultural West: (AG) Agricultural

What is the suggested use of the site on the Township's Land Use Plan map? Agricultural Preservation Area

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.

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MAR 13 2019

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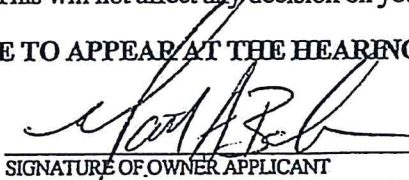
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FEE: \$350


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: 4/17/19

CHAIRMAN: 
SIGNATURE

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

DATE: _____

CLERK: _____
SIGNATURE

NOTICE

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Property Code # 000-14-12-226-001-03

Purpose of hearing: RE-ZONE

Legal Description: 000-14-12-226-001-03

BEG AT NE COR SEC 12 TH N87DEG49'01"W ALG N SEC LN 421.79 FT TH S00DEG36'07"W 1033.39 FT TH S87DEG49'01"E 421.79 FT TO E SEC LN TH N00DEG36'07"E 1033.39 FT TO BEG. SEC 12 T3S R1E 10A SPLIT ON 08/20/2001 FROM 000-14-12-226-001-00;

Kerry Pickett, Interim Clerk

2 column x 5.5"

Eastern Edition

3/31/19

\$42.54

LEONI TOWNSHIP OFFICE
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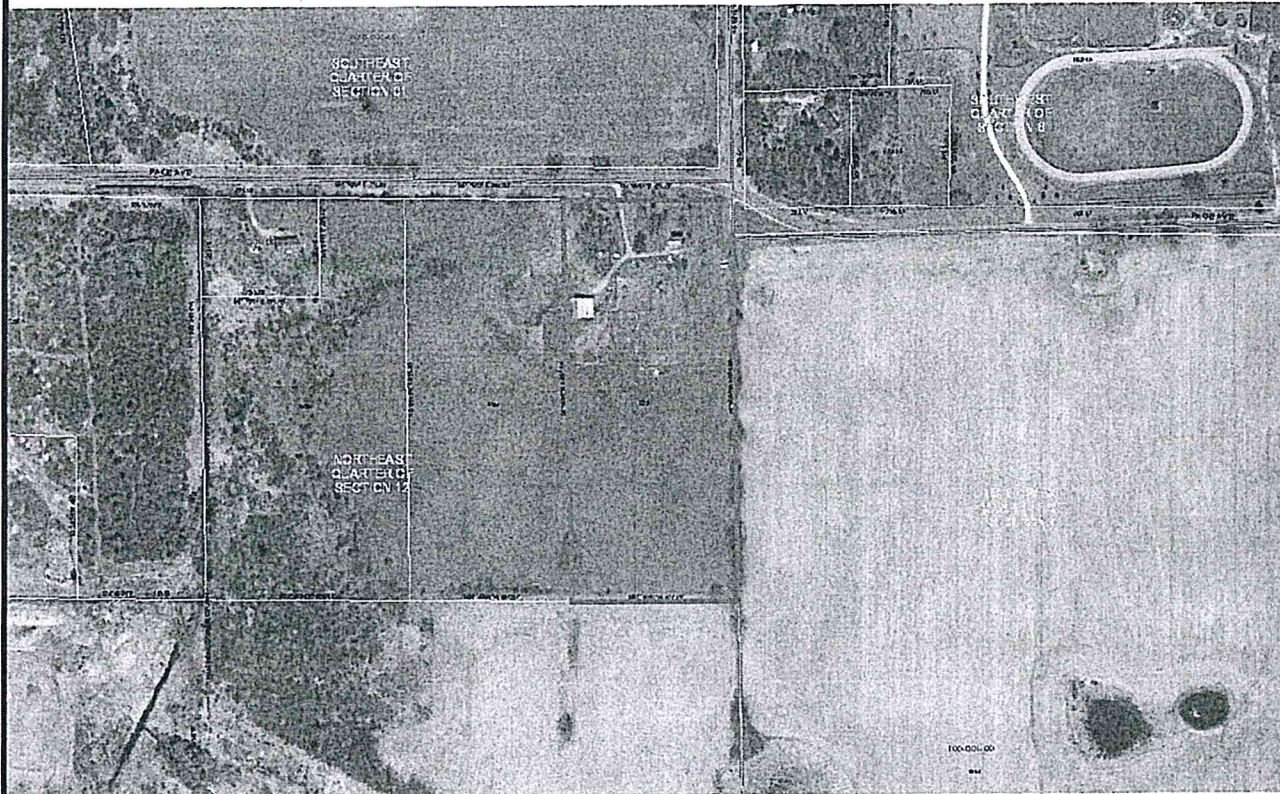
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Kerry Pickett, Clerk

PARCEL DATA SHEET - PARCEL ID: 000-14-12-226-001-03



OWNER NAME	8975 PAGE AVE LLC	TAXABLE VALUE	2017	2018	2019
OWNER ADDRESS	49622 POTOMAC RD	ASSESSED VALUE	\$29,124	\$29,735	\$22,546
HOMESTEAD	CANTON MI 48188	TAX DESCRIPTION	\$49,433	\$55,548	\$22,546
PARCEL ADDRESS	8975 PAGE AVE	BEG AT NE COR SEC 12 TH N87DEG49'01"W ALG N SEC LN 421.79			
PROPERTY CLASS	JACKSON MI 49201	FT TH S00DEG36'07"W 1033.39 FT TH S87DEG49'01"E 421.79 FT TO E			
STATUS	101 - AGRICULTURAL	SEC LN TH N00DEG36'07"E 1033.39 FT TO BEG. SEC 12 T3S R1E 10A			
ACREAGE	Active	SPLIT ON 08/20/2001 FROM 000-14-12-226-001-00;			
GOV'T UNIT	10 Acres				
TAX UNIT	Leoni				
SCHOOL DISTRICT	Leoni				
LIBER/PAGE	GRASS LAKE SCHOOL				
	2112-1142				



This generated map is provided to allow easy access and visual display of governmental information and services, as well as to information from other sources. Every reasonable effort has been made to ensure the accuracy of the maps and data provided; nevertheless, some information may not be accurate. The burden of determining the accuracy, timeliness, completeness, merchantability, and fitness or appropriateness of use rests solely on you, the user. The parcel data on this sheet was last updated on April 23, 2019.



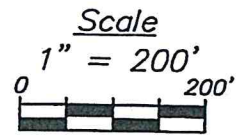
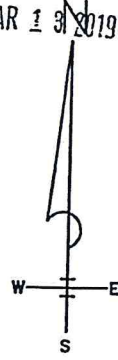
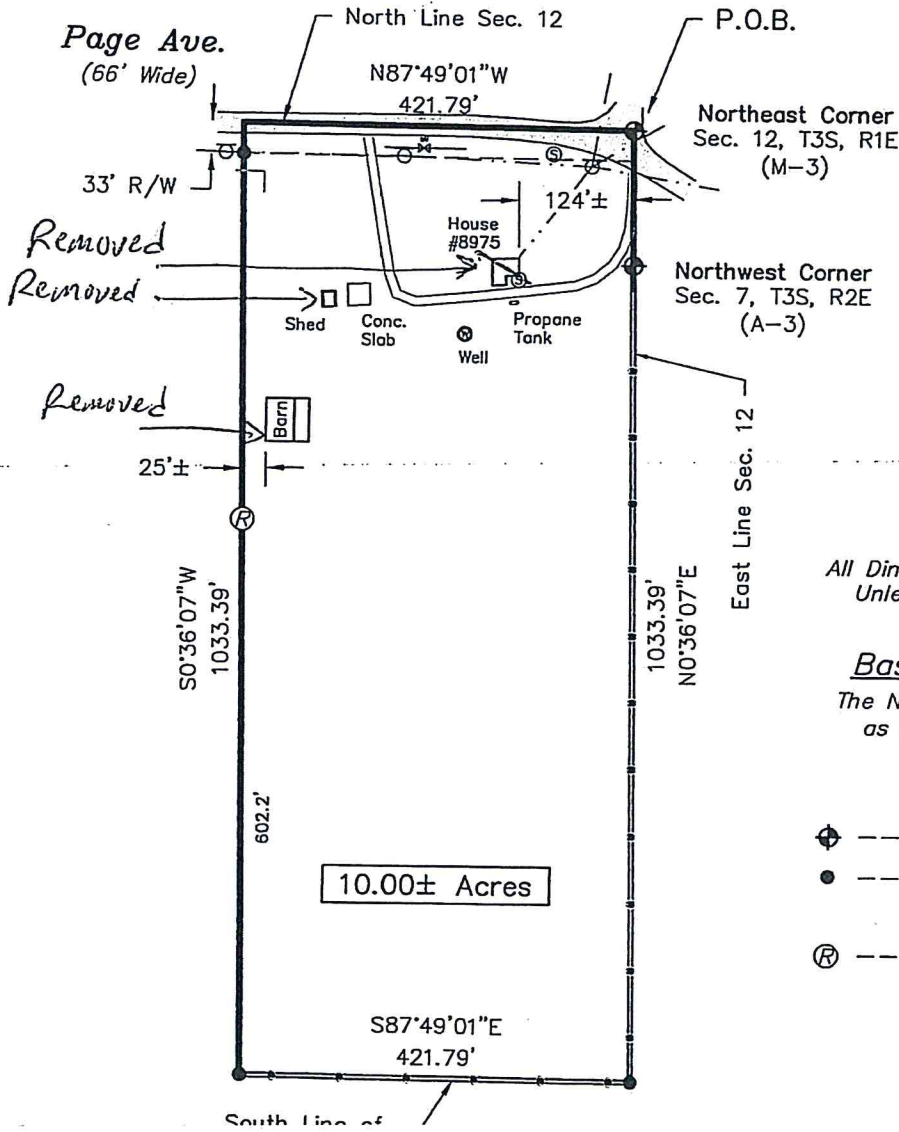
Certificate of Survey

Part of the NE 1/4 of
 Sec. 12, T3S, R1E
 Leoni Twp., Jackson County, MI

Certified To:
 Derek Zmich

RECEIVED

MAR 13 2019



Note

All Dimensions are Measured
 Unless Otherwise Noted

Basis of Bearings

The North Line of Sec. 12
 as being N87°49'01"W

Legend

- ⊕ --- Section Corner
- --- Found Iron #29245
 Unless Otherwise Noted
- Ⓡ --- Set Rebar W/ Cap
 "DEE 29245"

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Leonitownship.com

PLANNING COMMISSION MINUTES
April 17, 2019

The Leoni Township Planning Commission held a meeting Wednesday, April 17, 2019 @ 6:30 p.m. 913 Fifth Street, Leoni Township Meeting Hall, Michigan Center, Michigan.

Meeting opened to call of the Chair: 6:32 pm

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

Members absent: 0
Persons in attendance: 24

Purpose of Planning Commission read by J. Spencer.

Motion by Beckwith, supported by Southworth, to approve the agenda.
Motion carried by voice vote.

Motion by Cole, supported by Southworth, to approve the minutes of April 3, 2019.
Motion carried by voice vote.

Public Comment: Open at 6:36 pm.
Closed at 6:46 pm.

Old Business: 1) **Opting in or out of Marihuana Businesses.**
April 20th is the the last day for license application deadline. We will not have any hearings before this date; it will give us a better idea of how many we are dealing with.

New Business: 1) **Rezoning 8975 Page Ave.**
Matthew Baker request for rezoning from agricultural to Heavy Industrial

Public Hearing: Opened at 6:48 pm

Chairman Spencer requested comment from applicant:
Attorney representing Matthew Baker, asks board to rezone 8975 Ann Arbor Rd. for economic opportunity.

Chairman Spencer requested comment from public: None.

Chairman Spencer requested Board comment:

Southworth does not think they have enough road frontage and to much surrounding residential properties.
Cole had concerns about Medical/Recreational Marihuana in this area.

Public Hearing: Closed at 7:07 pm

Motion by Spencer that it be recommended to the Board of Trustees, 8975 Page Ave. be rezoned from Agricultural to Industrial, supported by Helmlinger.

*Roll Call Vote: 5 Yays Beckwith, Spencer, Maurer, Helmlinger & Lester
2 Nays Southworth and Cole*

Motion carried.

2) 6300 Ann Arbor Rd. Conditional Use Permit

Public Hearing opened: 7:08 pm

Chairman Spencer requested comment from applicant:

Architect for Speedway and Company Representative
Submitted plans for a B5 conditional use for a Speedway gas station & café.

Chairman Spencer requested comment from Public:

None.

Chairman Spencer requested comment from the Board:

Mr. Cole commented that it is allowed in our Ordinance.

Public Hearing Closed: 7:23pm

Motion by Spencer to recommend to the Board of Trustees that approval of 6300 Ann Arbor Rd., B5 Conditional Use for Speedway be granted.

Roll Call Vote: 7 Yays Beckwith, Spencer, Maurer, Southworth, Helmlinger, Cole & Lester.

0 Nays

Motion carried

3.) Board review of 6300 Ann Arbor Rd. Site Plan for Speedway Gas Station.

Public Hearing: Opened at 7:24 pm

Chairman Spencer requested comments from Speedway representatives;
Presentation given by Architect for Speedway and Company Representative.

Chairman Spencer requested comment from Public;

Ms. Dean commented that right hand only turns should be allowed by semi-trucks.

Chairman Spencer requested comment from Board;

Board question about traffic patterns,
Answered; Speedway has prepared and is submitting traffic study to JCDOT/MDOT for review. Board agrees that it is up to JCDOT/MDOT.

Cole asked about landscaping intentions.

Mr. Spencer asked Mrs. Hemlinger if design looked appropriate as she has expertise in these matters, she replied yes.

Check List was gone through, no negative findings.

Public Hearing Closed: 7:50pm

Motion made by Spencer to recommend approval of Site Plan for Speedway Project 6300 Ann Arbor Rd. to Board of Trustees, Supported by Beckwith

*Roll Call Vote: 7 Yays Beckwith, Lester, Cole, Southworth, Spencer, Mauer & Hemlinger.
0 Nays*

Motion carried.

Public Comments: **Opened at 7:51 pm**
 Closed at 7:51 pm

Motion by Spencer, supported by Beckwith to recommend that Board of Trustees ask JCDOT/MDOT for right hand turn only for 6300 Ann Arbor Rd. exit.

*Roll Call Vote: 7 Yays Beckwith, Lester, Cole, Southworth, Spencer, Mauer, Hemlinger.
0 Nays*

Motion carried.

Board Discussion: Beckwith wants to know if a variance can be granted beyond 180 days if it is approved and not started within 6 months.

Southworth wants to add more equipment for small Children at Leoni Township Park. Lions do not want more, but the Lioness' do.
Cole supports Southworth suggestion.

Spencer makes comment about M-Live's continuing negative comments about Leoni Township. He could care less what they think of Leoni, they will never say anything positive anyway.
Helmlinger agrees.

Adjourn to the call of the Chair: 8:03 pm.

Next meeting: May 1st, 2019

Public Comment

Kim Dean

1. time to get gun range ordinance
looks at other townships about
their gun ordinances. Put gun ranges
near highways.

Speedway - wants signs saying seniors -
must turn right because of traffic

Public Comment Closed
6:46pm.

Old business opting in or get after
April 20 will be the best of licensing
being approved.

1 Rezoning 8075 Page Ave - Matthew Baker
request rezoning from ag to industrial

Open comment 6:48 to public

Attorney representing M. Baker says it is
for economic opportunities - please rezone

use is consistent with surrounding properties.

Judy Southworth - not satisfied with rezoning. Don't have road frontage to much residential properties surrounding this property.

M. Baker talked to Helene. property next to his was rezoned heavy industrial and it has no sewer - no water.

Sam from Grass Lake says visibility will be a ~~big~~ problem road frontage is very poor to be used for heavy industrial.

Kim Dean - about this rezoning. Concerned that this is a back door way for more marijuana. Not a good idea.

Public Comment Closed at 7:07 PM.

D. Helminger & Southworth made comment on county road commission about road usage & traffic.

Sec. 42-243. - Heavy industrial district (M).

(a) *Purpose.*

- (1) The heavy industrial district is designed to provide suitable space for industrial operations of all types that can comply with all provisions of this chapter and can ensure protection of the public interest and surrounding property and persons. When such use abuts the side and/or rear line of a lot in any R district, a compact evergreen hedge, solid wall or painted board fence not less than five feet shall be maintained at the property line.
- (2) No land shall be used or occupied and no structure shall be designed, erected, moved, altered, used or occupied except for one or several of the permitted uses listed in this section and accessory uses thereto or for one or several of the conditional uses listed in this section.

(b) *Permitted uses.* Permitted uses are as follows:

- (1) Manufacturing, processing and/or fabrication. Any structure used therefor shall be not less than 100 feet from any R or AG district.
 - a. Automotive and aircraft parts (not including tires) and metal working, excluding presses of over 20 tons capacity and machine-operated drop hammers.
 - b. Automotive assembling, including major repair.
 - c. Bag, rug and carpet cleaning.
 - d. Bakery, large wholesale and chain types.
 - e. Bottling plant, brewery, or dairy products plant.
 - f. Candy, potato chips, and flavoring extracts.
 - g. Cleaning or dyeing plants and laundries.
 - h. Cold storage plant.
 - i. Electrical equipment and motor assembly.
 - j. Electric foundry or small foundry for nonferrous metals.
 - k. Experimental laboratory.
 - l. Felt and felt products.
 - m. Flexible hose lines and fittings, basic manufacture.
 - n. Garage maintenance tools and equipment.
 - o. Garment making, apparel and accessories.
 - p. Heating and air conditioning equipment.
 - q. Mattress making and box springs.
 - r. Paper products fabrication.
 - s. Pharmaceuticals, cosmetics and toiletries.
 - t. Plastic products from purchased plastic materials.
 - u. Professional and scientific instruments.
 - v. Surgical supports and hospital equipment.
 - w. Tool and die shops—screw machine products.
 - x. Tube fabrication, bending and welding.
 - y. Wire fabricators.

- z. Wood products assembly.
 - aa. Any other light manufacturing, processing and/or fabrication, but not including any uses specifically listed in subsection (b)(2) of this section.
- (2) Manufacturing (basic), processing and/or fabrication. Any structure used therefor shall be not less than 200 feet from any R or AG district.
- a. Abrasives, acid, alcohol, ammonia and asbestos.
 - b. Bone black, carbon black, and lamp black.
 - c. Brick, clay, or tile manufacture.
 - d. Canning and preserving plants.
 - e. Charcoal and coke, basic manufacture.
 - f. Chemicals, manufacture or processing.
 - g. Cinderblock fabrication.
 - h. Creosote treatment.
 - i. Detergents, soaps and byproducts.
 - j. Forge plants and foundries.
 - k. Fungicides and insecticides.
 - l. Galvanizing and anodizing processes.
 - m. Gases, manufacture.
 - n. Glass products.
 - o. Glue, size or gelatin, manufacture.
 - p. Grain milling and mixing.
 - q. Graphite manufacture.
 - r. Insulation, manufacture or fabrication.
 - s. Metals, ingots, castings, sheets, bars or rods.
 - t. Oils and fats, animal or vegetable, manufacture.
 - u. Paints, pigments, enamels, japans, lacquer, and varnishes.
 - v. Paper pulp and cellulose.
 - w. Paraffin, wax and wax products.
 - x. Petroleum and petroleum products, refining and processing (buildings and/or plant to be located not less than 150 feet from the boundary line of the lot).
 - y. Plastics, basic manufacture.
 - z. Plating of metals.
 - aa. Rubber and rubber products, manufacture.
 - bb. Sauerkraut, vinegar and yeast, manufacture.
 - cc. Sawmill or planing mill.
 - dd. Serums, toxins, and viruses, manufacture.
 - ee. Any other basic manufacturing, processing and/or fabrication, but not including any use specifically listed in subsection (c) of this section and/or those prohibited by any other law or ordinance.

- (3) Sale at wholesale and retail, warehousing and storage, and repair, rental and servicing of any of the uses enumerated in subsections (b)(1) and (2) of this section, provided any building used for such purpose shall be located not less than 75 feet from any R or AG district.
 - (4) Other uses by right.
 - a. Canteen service.
 - b. Carnival, circus or other temporary outdoor entertainment; provided, however, that the location and a permit therefor shall be provided by the township board.
 - c. Contractor's yards for vehicles, equipment, materials and/or supplies, but excluding asphalt and cement mixing, provided that such yards shall be not less than 200 feet from any R or AG district.
 - d. Gasoline service station, provided that any building used for such purposes shall not be nearer than 50 feet to any R or AG district.
 - e. Landing field for airport or rotocraft, provided that any hangar or servicing facilities shall be not less than 500 feet from any R or AG district.
 - f. Municipal buildings, including warehouses, outside storage and garages, provided that such buildings and premises shall be not less than 100 feet from any R or AG district.
 - g. Parking and/or storage yards for motor vehicles (no junked vehicles) and including transport equipment, provided such yards shall be not less than 200 feet from any R or AG district.
 - h. Trucking freight terminals and yards, provided such buildings shall be not less than 200 feet from any R or AG district.
- (c) *Conditional uses.* Conditional uses are as follows:
- (1) Alkali plants, manufacture.
 - (2) Asphalt plants.
 - (3) Automobile wrecking and salvage yards. The owner, lessee or user of premises storing vehicles or chassis shall apply to the township board for authorization for such storage. Such authorization may be granted subject to reasonable regulations protecting the public health, safety and welfare, including but not limited to sufficient lot size and screening of stored vehicles from the public.
 - (4) Building materials salvage yard.
 - (5) Bulk storage of explosives.
 - (6) Cement manufacture and concrete mixing operations.
 - (7) Fertilizer manufacture.
 - (8) Gravel and rock crushing operations.
 - (9) Gypsum and other forms of plaster base manufacture.
 - (10) Incinerators or reduction of garbage, refuse, bones, offal or dead animals.
 - (11) Junkyard. The township board authorization shall only be granted after full compliance with chapter 28, article III, dealing with the licensing and regulation of junkyards. Any township board authorization shall be conditioned upon continued compliance with the provisions of chapter 28, article III.
 - (12) Meat slaughtering.
 - (13) Sanitary landfill and/or dump.
 - (14) Stockyards and livestock auction yards.

- (15) Storage of liquid petroleum gas, 500 gallons or over.
- (16) Storage of flammable liquids, 3,000 gallons or over.
- (17) Any other industrial use which is determined by the township board to be of the same general character or similar nature as the uses listed in this subsection and not prohibited by any other law or ordinance, provided application is made to the township board and a permit is issued for the operation thereof subject to section 42-348 and other limitations as follows:
 - a. Every structure or premises used for such purposes shall be located not less than 500 feet from any R, AG or B district.
 - b. Every structure or premises used for such purposes shall be located not less than 100 feet from any enumerated uses in subsections (b)(1), (2), (3), and (4) of this section.
 - c. The township board may prescribe such additional limitations as are in its opinion necessary to secure the objectives of this chapter.
- (18) Automobile storage yards. These premises shall be used for the storage of vehicles bearing a current license plate as of the time the vehicle is placed upon the premises, and shall not be used for the stripping, salvaging, scavenging, or dismantling of vehicles or vehicle parts. The sale of junked vehicles, which are vehicles that have been wrecked or salvaged and are inoperative or obsolete, at the site of an automobile storage yard must be conducted within the screened portion of the lot. The sale of used vehicles, which are vehicles that bear a current license plate as of the time the vehicle is placed upon the premises and vehicles in an operative condition, at the site of an automobile storage yard can be conducted anywhere within the screened portion of the lot or outside the screened portion of the lot in the front yard only.
- (19) Recreational vehicle storage yards.
 - a. These premises shall be used for the storage of recreational vehicles bearing a current license plate as of the time the vehicle is placed upon the premises, as well as maintaining a current plate and registration with the state during the full length of storage.
 - b. All vehicles in storage must be contained inside of a minimum six-foot privacy fence.
 - c. The sale of junked vehicles, or used vehicle parts, wrecked or salvage, and/or inoperative or obsolete vehicles, at the site of a recreational vehicle storage yard is prohibited.
 - d. The fundamental purpose of this subsection is to promote public health, safety, and general welfare by allowing storage of recreational vehicles in certain areas for the people of the township, and to prohibit and limit the storage of inoperable motor vehicles.
- (20) Light industrial use.
- (21) Telecommunications towers.
- (d) *Area, yard, height and bulk regulations.* See section 42-271.

(Ord. of 3-26-2001, § 4.5.2; Ord. of 5-20-2002)



Planning & Zoning Notes #2

Jackson County Planning Commission
Lenawee County Planning Commission
Staffed by the Region 2 Planning Commission



Zoning Ordinance Public Hearing & Public Noticing Requirements

Public Hearings

The Michigan Zoning Enabling Act (MZEA) (PA 110 of 2006, MCL 125.3101 *et seq.*) requires public hearings for a variety of local zoning ordinance actions.

Planning Commission — Public hearings are required for the following zoning requests which come before municipal planning commissions:

- **Amendments/Rezoning**s — Text amendments and district changes (i.e., rezonings) to the zoning ordinance (MCL 125.3202(1))
- **Conditional/Special Land Uses** — Conditional/special land uses which require a discretionary decision (MCL 125.3502(2))
- **Planned Unit Developments** — Land development project review processes based on the application of site planning criteria to achieve integration of proposed land development projects with project area characteristics (MCL 125.3503(1)&(5))

Legislative Body — Municipal legislative bodies may hold a public hearing on a zoning recommendation made by their planning commissions if they consider it necessary or if otherwise required (MCL 125.3401(1))

Zoning Board of Appeals — Public hearings are required for the following requests which come before municipal zoning boards of appeals:

- **Variations** — Variance requests from zoning ordinance standards. (MCL 125.3604(4))
- **Interpretations/Appeals** — Interpretations of the zoning ordinance or appeals of administrative decisions regarding the zoning ordinance (MCL 125.3604(5))

Public Notices

If a public hearing is conducted, the Michigan Zoning Enabling Act (MZEA) (PA 110 of 2006, MCL 125.3101 *et seq.*) requires that the hearing is noticed.

All Requests

All public hearings must comply with the following noticing requirements:

- **Notice Contents** — Notices must contain all of the following (MCL 125.3103(4) & 125.3202(3)):
 - Describe the nature of the request
 - Indicate the property that is the subject of the request, including a listing of all existing street addresses within the property
 - Street addresses do not need to be created and listed if no such addresses currently exist within the property

State Requirements

Sections 103 (MCL 125.33103), and 202 (MCL 125.3202) of the Michigan Zoning Enabling Act (110 PA 2006) outline the public noticing requirements for public hearings required for the approval, amendment, administration, or adjudication of municipal zoning ordinances. The requirements for public hearings regarding those actions are found elsewhere in the Act. The MZEA can be downloaded from the [Michigan Legislature](#) website. The requirements are also summarized to the left.

- If there are no street addresses, other means of identification may be used
- The requirement that street addresses be listed does not apply to any group of adjacent properties numbering 11 or more proposed for rezoning
- State when and where the request will be considered
- Indicate when and where written comments will be received concerning the request
- **Notice Publication** —Notices of public hearings must be published in a newspaper of general circulation in the local unit of government not less than 15 days before the date of the hearing (MCL 125.3103(1)).

Property Specific Requests

Public hearings regarding property specific requests (i.e., rezonings, conditional/special use permits, planned unit developments, variances, and appeals) must also comply with the following noticing requirements:

- **Notice Recipients** —The following parties must receive a public notice (MCL 125.3103(2) & 125.3202(3)):
 - The owners of property that is the subject of the request
 - All persons to whom real property is assessed within 300 feet of the property that is the subject of the request
 - The occupants of all structures within 300 feet of the subject property regardless of whether the property or structure is located in the zoning jurisdiction
 - If a structure contains more than 1 dwelling unit or spatial area owned or leased by different persons, 1 occupant of each unit or spatial area must be given notice
 - If a structure contains more than 4 dwelling units or other distinct spatial areas owned or leased by different persons, notice may be given to the manager or owner of the structure, who shall be requested to post the notice at the primary entrance to the structure
 - If the name of the occupant is not known, the term "occupant" may be used for the intended recipient of the notice
 - The noticing requirements for property specific requests do not apply for any group of adjacent properties numbering 11 or more proposed for rezoning
- **Notice Delivery** —The notice is considered to be given when personally delivered or when deposited during normal business hours for delivery with the United States postal service or other public or private delivery service (MCL 125.3103(3))
- **Timing of Notice** —The notice must be given not less than 15 days before the date the request will be considered (MCL 125.3103(3))

Open Meetings Act

Municipalities must also meet the noticing requirements of Michigan's Open Meetings Act (PA 267 of 1976, MCL 15.261 et seq.)

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.)

000-14-12-226-001-03 10 Acres

Attached

- The above described property has a proposed zoning change FROM Agriculture (Ag) ZONE TO Heavy Industrial (M) ZONE.
- PURPOSE OF PROPOSED CHANGE: for economic reasons

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 April day 19th year 2019
- NOTICE OF PUBLIC HEARING** was published/mailed on the following date: month 3 day 31 year 2019

(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 Publication

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 4 / 17 / 19 (enter date)

JACKSON COUNTY PLANNING COMMISSION (JCPC) ACTION:

- Date of Meeting: month May day 9 year 2019
- 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.

Grant Bauman, Recording Secretary 5 / 13 / 19 (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 _____



Jackson County Planning Commission

Staffed by the Region 2 Planning Commission (R2PC)
120 W. Michigan Avenue • Jackson, MI 49201
Phone (517) 788-4426 • Fax (517) 788-4635

MEETING MINUTES

May 9, 2019

Jackson County Tower Building • Jackson, Michigan

Members Present: Roger Gaede, Environment; Amy Guerriero, Industry and Economics; Nancy Hawley, At Large; Ted Hilleary, Education; Russ Jennings, At Large; Jennifer Morris, At Large; and Jim Videto, Agriculture

Members Absent: Timothy Burns, At Large, and Corey Kennedy, Jackson County Board of Commissioners

Liaisons Present: Grant Bauman, Principal Planner

Others Present: Mathew Baker; Peggy Beals; Ted Beals, Waterloo Township Planning Commission; Stephen Galgan, Joffe Law, PLLC; and William Sutherland, Norvell Township Planning Commission

- Item 1. **Call to Order and Pledge of Allegiance.** The meeting was called to order at 6:00 p.m. by Chair Guerriero. Those in attendance rose and joined in the Pledge of Allegiance.
- Item 2. **Public Comment.** There was no public comment.
- Item 3. **Approval of Minutes.** A motion was made by Comm. Videto, and seconded by Comm. Morris, to **approve** the minutes of the April 11, 2019, meeting as presented. *The motion was approved unanimously.*
- Item 4. **Approval of the Agenda.** A motion was made by Comm. Morris, and seconded by Comm. Hawley, to **approve** the May 9, 2019, meeting agenda as presented. *The motion was approved unanimously.*
- Item 5. **Request(s) for Review, Comment, and Recommendation.**
- a. **Consideration of Township Zoning Amendment(s).**
- (1) **CZ #19-05 – Parma Township**
- Staff summarized his report on the proposed amendments to the *Parma Township Zoning Ordinance* regarding 'Recreational Marihuana Establishments'. County Planning Commissioners were advised to recommend **approval with comments** of the proposed amendments (please see the staff report).
- Comm. Morris suggested that the Township should hold off on the licensing role until the State has established its emergency rules in June.
- A motion was made by Comm. Morris, and seconded by Comm. Jennings, to recommend **approval with comments** of the text amendments to the Parma Township Board (please see the staff report and these minutes). *The motion was approved by majority vote with Comm. Gaede voting no.*

(2) **CZ #19-06 – Waterloo Township**

Staff summarized its report on the proposed amendments to the *Waterloo Township Zoning Ordinance* regarding 'Solar Energy Systems' and 'Wind Energy Systems'. County Planning Commissioners were advised to recommend **approval with comments** of the proposed amendments (please see the staff report).

Ted Beals, Waterloo Township Planning Commission, spoke in favor of the proposed amendments. He explained that there has been interest in the Stockbridge Area regarding solar and wind energy and that the Township does not currently address those uses in its Zoning Ordinance. The Township Planning Commission looked at a variety of ordinances to come up with its version, input was solicited from the farm community, and the Commission sees the uses as an economic advantage to farmers. Mr. Beals also stated that the Planning Commission would make the corrections suggested by JCPC staff prior to submitting the proposed amendments to the Waterloo Township Board. However, he does not feel that wind energy is being excluded, as referenced to in the staff report, only its commercial aspect. Comm. Gaede stated that he was encouraged by the receptiveness of Mr. Beals to the suggestions of JCPC staff.

A motion was made by Comm. Morris, and seconded by Comm. Hawley, to recommend **approval with comments** of the text amendments to the Waterloo Township Board (please see the staff report). *The motion was approved unanimously.*

(3) **CZ #19-07 – Leoni Township**

Staff summarized his report regarding the proposed rezoning of the subject property—known as Parcel ID# 000-14-12-226-001-03 and located in Section 12 (T3S-R1E) of the Township—from Agricultural (AG-1) to 'Heavy Industrial (M)', noting that the JCPC has recommended disapproval of the rezoning of other adjacent and nearby parcels to 'M' (please see the staff report). County Planning Commissioners were advised to recommend **disapproval** of the rezoning request.

Stephen Galgan, attorney for the applicant, spoke in favor of the rezoning, noting that recent and pending rezonings negate the recommendation of the Master Plan which is more than 5 years old. He concluded by stating that the proposed rezoning will allow for the highest and best use of the property and that sewer service is available. Mathew Baker, the applicant, spoke in favor of the rezoning, stating that the Township-owned property directly to the south is zoned 'M' and that not all 'M' zoned parcels are served by public water. He just wants to secure for his property what the Township has already done for its property in the area. In response to the staff report indicating the public hearing for the rezoning was inaccurately noticed for date and type of meeting, Mr. Baker stated that the people in attendance at the Leoni Township Zoning Board of Appeals were told that the hearing would be held before the Planning Commission in 2 days. Comm. Gaede stated his concern regarding the effect of the rezoning on the adjacent residentially zoned land in Grass Lake Township.

A motion was made by Comm. Gaede, and seconded by Comm. Hawley, to recommend **disapproval with comments** of the rezoning to the Leoni Township Board (please see the staff report and these minutes). *The motion was approved unanimously.*

b. Consideration of Master Plan(s).

(1) CZ #19-04 – Waterloo Township

Staff summarized its report on the proposed amendments to the *Waterloo Township Master Plan* (please see the staff report). County Planning Commissioners were advised to state that in the opinion of the Commission, the proposed master plan amendments regarding wind and solar energy systems are consistent with the *Jackson Community Master Plan*, and that the procedures for amending a municipal master plan stated in the *Michigan Planning Enabling Act* must be followed.

Ted Beals, Waterloo Township Planning Commission, spoke in favor of the proposed amendments. He stated that the Township sees wind and solar energy systems as a way of supporting farming rather than as innovative planning and zoning. Mr. Beals also stated that the amendment process mandated in the *Michigan Planning Enabling Act* is being followed, with the exception of the initial notice of intent.

A motion was made by Comm. Hawley, and seconded by Comm. Hilleary, to state that the proposed amendments to the *Waterloo Township Master Plan* are consistent with the *Jackson Community Master Plan* and to relay the staff comments regarding noticing. *The motion was approved unanimously.*

c. Farmland & Open Space Preservation Program (PA 116) application(s). None.

Item 6. Other Business.

a. Unfinished Business.

(1) Jackson County Master Plan. Staff summarized the first full draft of Chapter 2 (Community Description and Issue Identification) of the *Jackson County Master Plan* and associated mapping (including the water trails paragraph handed out at the meeting). Staff requested that Commissioners provide him with comments. The draft will also be sent to pertinent officials for their review and comment. He also stated that he would like to have a discussion about the creation of the entire document at the next meeting. For example, given that Jackson County has no direct zoning authority and that municipalities develop their own future land use maps, is there a need to create a countywide future land use map? He also suggested soliciting comments from municipal officials regarding their needs and concerns.

b. New Business. None.

Item 7. Public Comment. Ted Beals stated his concern regarding the creation of a countywide future land use map and that he liked the idea of dispensing with that resource.

Item 8. Commissioner Comment. Comm. Gaede voiced his concern regarding reliable elevator access for the JCPC meeting. Comm. Hawley announced Jackson County's Museum Day scheduled for May 11th. Comm. Morris announced Downtown Jackson's Artwalk event scheduled for the evening of May 10th. Comm. Gaede announced the plant sale at Hidden

Lake Gardens scheduled for May 11th.

Item 9. **Adjournment.** The meeting was adjourned by Chair Guerriero at 7:30 p.m.

Respectfully submitted by:
Grant Bauman, Recording Secretary