

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: Kerny 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.

JCPC Case #: \_\_\_\_\_  
(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 19<sup>th</sup> 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 Spence  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

# Leoni Township Office

913 Fifth Street P.O. Box 375  
Michigan Center, Michigan 49254  
PHONE: (517) 764-4694 FAX: (517) 764-1106  
email: leonitvp@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.  
Carleton, 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<sup>00</sup>

  
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  DISAPROVE the application for the following reasons: \_\_\_\_\_

DATE: \_\_\_\_\_

CLERK: \_\_\_\_\_  
SIGNATURE

# 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, Interim Clerk

2 column x 5.5"

Eastern Edition

3/31/19

**\$42.54**

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

## NOTICE

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

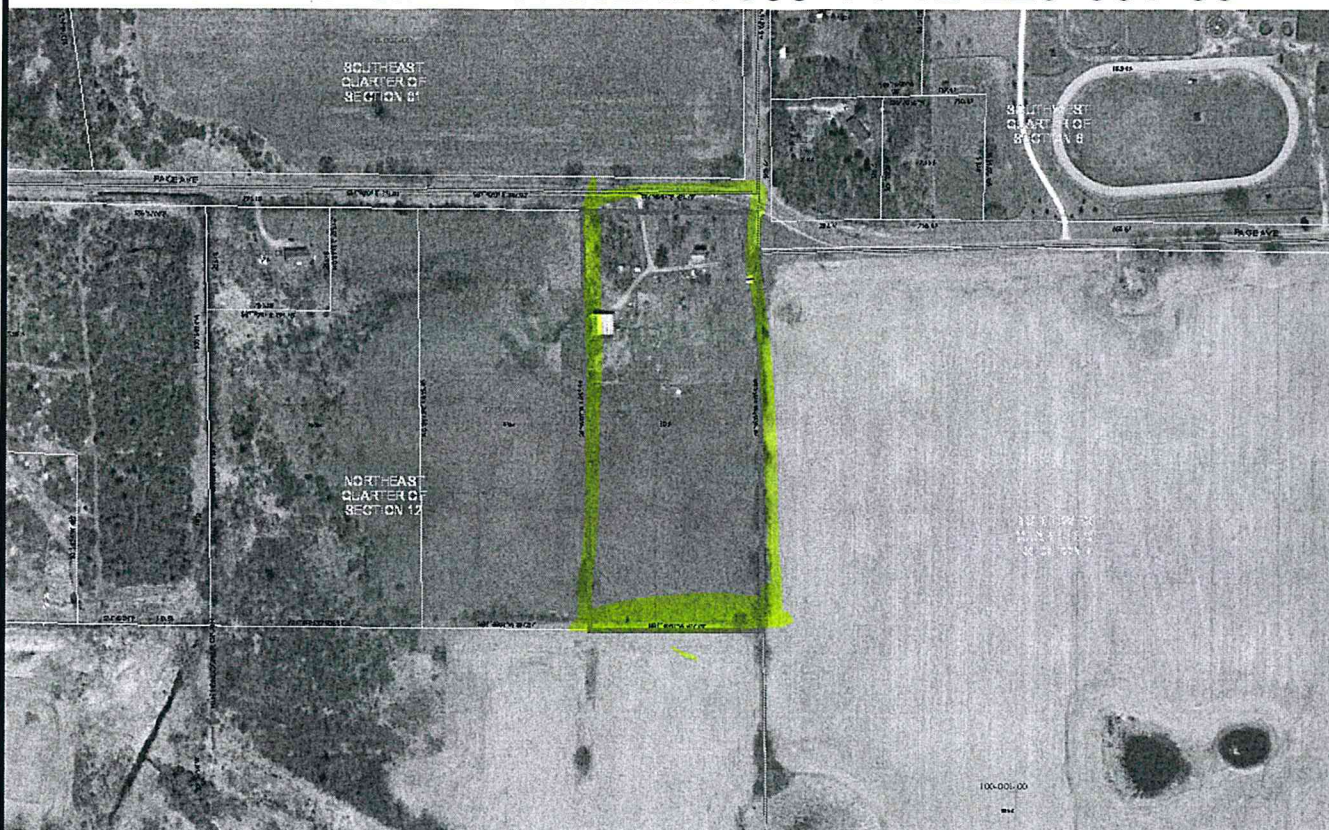
Purpose of hearing: RE-ZONE

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, Clerk

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

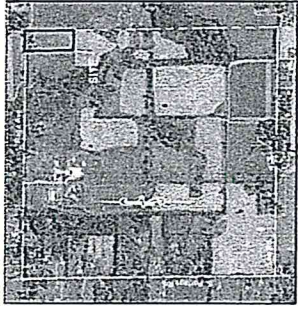


OWNER NAME	8975 PAGE AVE LLC		<b>2017</b>	<b>2018</b>	<b>2019</b>
OWNER ADDRESS	49622 POTOMAC RD CANTON MI 48188	TAXABLE VALUE	\$29,124	\$29,735	\$22,546
HOMESTEAD	0%	ASSESSED VALUE	\$49,433	\$55,548	\$22,546
PARCEL ADDRESS	8975 PAGE AVE JACKSON MI 49201	TAX DESCRIPTION	BEG AT NE COR SEC 12 TH N87DEG49'01"W 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;		
PROPERTY CLASS	101 - AGRICULTURAL				
STATUS	Active				
ACREAGE	10 Acres				
GOV'T UNIT	Leoni				
TAX UNIT	Leoni				
SCHOOL DISTRICT	GRASS LAKE SCHOOL				
LIBER/PAGE	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.





LOCATION MAP  
NOT TO SCALE

RECEIVED

MAR 13 2019

**BASIS OF BEARINGS**

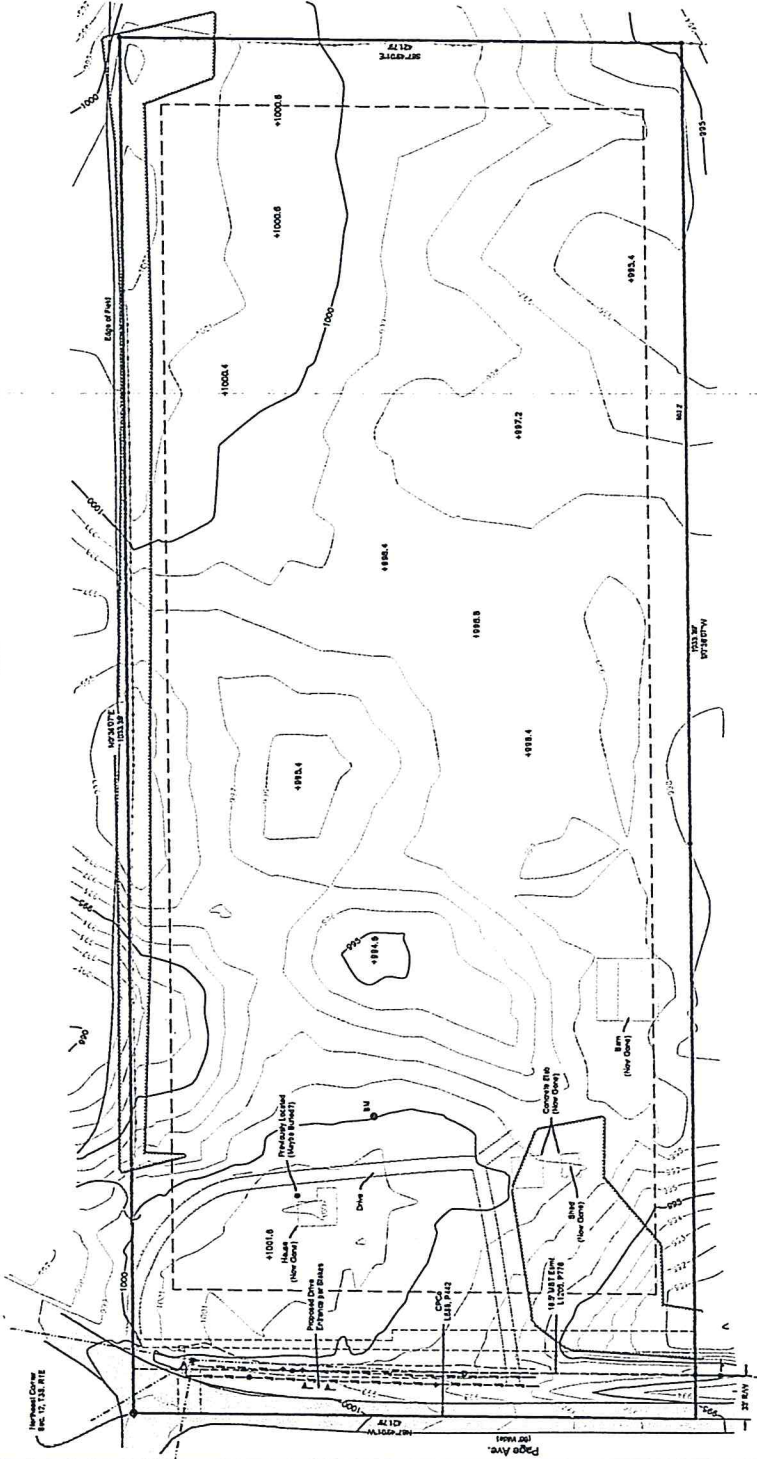
From North Corner Station  
to the South Corner Station  
as shown on the plat  
of 1878

**BASIS OF ELEVATION**

MOIST CORN VIAL H.H.W.P. - JAVVO 88

**SITE BENCHMARK**

To the north corner  
of the site  
marked B



**LEGEND**

- ⊙ Station Corner
- ⊕ Fixed Survey Marker
- ⊖ Utility Point (Gas/Water)
- ⊥ Rear Eas
- ⊟ Eas
- ⊙ Well
- ⊕ Rear Eas
- ⊖ Rear Eas
- ⊟ Rear Eas
- ⊕ Front Eas
- ⊖ Front Eas
- ⊟ Front Eas
- ⊕ Enclosed Well
- ⊖ Enclosure Line
- ⊟ Enclosure Line
- ⊕ Enclosure Line
- ⊖ Enclosure Line
- ⊟ Enclosure Line
- ⊕ Enclosure Line
- ⊖ Enclosure Line
- ⊟ Enclosure Line

GRAPHIC SCALE



**SHERIDAN SURVEYING CO.**  
 910 Fifth Street Michigan Center, MI 49234  
 517-734-6440 sherdansurveying.com

DATE	5-12-18
PROJECT	4-2-18
FILE NO.	4058.193
DATE	5/13/2019
SCALE	AS SHOWN
PROJECT	8975 Page Ave., LLC
DRAWN BY	J.P. ...
CHECKED BY	J.P. ...
DATE	5/13/2019
SCALE	AS SHOWN
PROJECT	8975 Page Ave., LLC

**NOTES:**  
 Address: 8975 Page Avenue, Jackson, MI 49231  
 Zoning: AG Agricultural  
 Ordinance: Front 67, Side 30, Rear 152, Height 15.5 feet  
 Use: Single-Family Residential  
 Flood Zone: Zone X (Area of Minimal Flood Hazard)  
 The owner, individual or entity, is to be responsible for obtaining all necessary permits and approvals from the local, state, and federal agencies.

Legal Description (Sub 111, Page 111):  
 A parcel of land to the interest of (1) of Section 15, Town 3 North, Range 1 East, Leoni Township, Jackson County, Michigan, more particularly described as follows:  
 Beginning at the corner of said Section 15, Thence North 81 degrees 42' 21" West along the Section Line to a distance of 470.00 feet to a point (1); Thence South 81 degrees 42' 21" West along said Section Line, 470.00 feet to a point (2); Thence South 01 degree 56' 07" East along said Section Line, 1033.30 feet to a point (3); Thence North 01 degree 56' 07" East along said Section Line, 1033.30 feet to a point (4); Thence North 81 degrees 42' 21" West along said Section Line, 470.00 feet to a point (5); Thence North 81 degrees 42' 21" West along said Section Line, 470.00 feet to the corner of said Section 15.

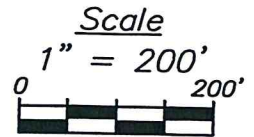
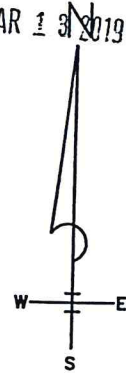
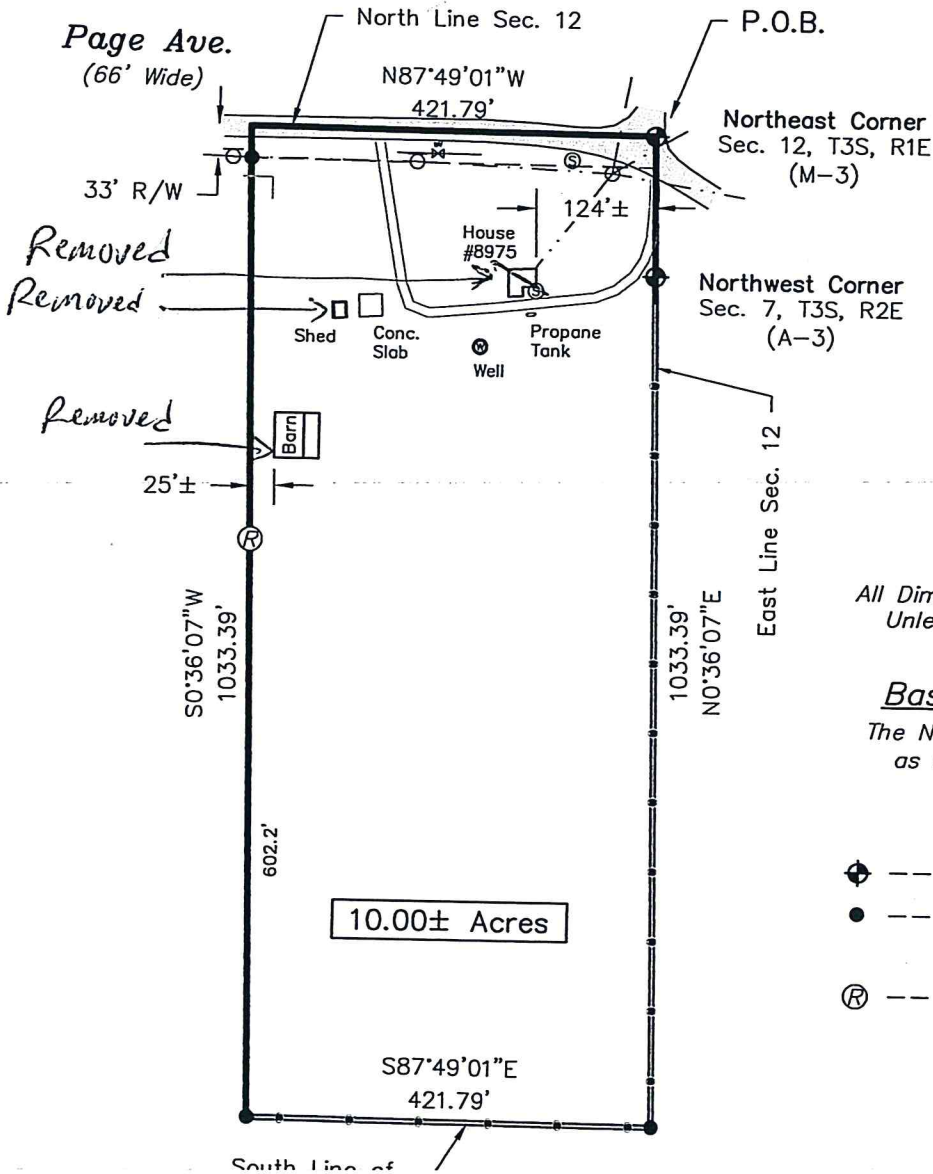
# Certificate of Survey

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"



*Leoni Township Office*  
913 Fifth Street  
Michigan Center, Michigan 49254  
PHONE: (517) 764-4694 FAX: (517) 764-1380  
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 20<sup>th</sup> 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 too much surrounding residential properties.  
Cole had concerns about Medical/Recreational Marijuana 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 semi-  
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 8975 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 match 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 7:05 PM.

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