

# 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: Cindy Norris Phone #: (517) 936-2290  
 Applicant: Spink Properties LLC (Todd & Shelly Spink) Phone #: (517) 499-4755  
 Rezoning Request: From: Neighborhood Business (B-1) To: Light Industrial (ML)  
 Property Location: Section(s): 07 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"): 1.98 acres

Please attach location map  Yes  No  
 What is the existing use of the site? Insulation Commercial business  
all truck maintenance done on site  
 What is the proposed use of the site? Current use aligns better with light  
industrial due to use of larger trucks  
 What are the surrounding uses (e.g.: agriculture, single-family residential, highway commercial, etc.)?  
 North: Industrial City of Jackson South: Single-family residential  
 East: Single-family residential West: Commercial fuels (Summit)  
 What are the surrounding Zoning Districts?  
 North: ( ) Industrial South: ( B-1 ) Neighborhood Residential  
 East: ( B-1 ) Neighborhood Business West: ( ) Commercial  
 What is the suggested use of the site on the Township's Land Use Plan map? Light Industrial  
 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.)

2221 E. South St. Please see attached

1. The above described property has a proposed zoning change FROM Neighborhood Business (B1) ZONE TO Light Industrial (ML) ZONE.

2. PURPOSE OF PROPOSED CHANGE: \_\_\_\_\_

**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 Jan day 20 year 2021

D. NOTICE OF PUBLIC HEARING was published/mailed on the following date: month Dec day 27 year 2020  
(Notice must be provided at least fifteen days prior to the public hearing.)

E. THE NEWSPAPER (having general circulation in Township) carrying the NOTICE: The Salesman

The PROPOSED ZONING AMENDMENT described herein was duly considered by the Township Planning Commission and will be forwarded to the Township Board with a recommendation to  APPROVE or  DISAPPROVE.

Vern Beckwith  Chair or  Secretary \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_ (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  
Planning Commission**

**Meeting of January 20, 2021**

**DRAFT Minutes**

The meeting was called to order at 6 PM by Acting Chair Vern Beckwith.

Pledge of Allegiance

Present:

Vern Beckwith

Judy Southworth

Ron Kinch

Bill Lester

Connie Gibson

Doug Perrine

Bill Miles arrived at 6:05 P.M.

Moved Southworth, seconded Beckwith to approve the agenda as stated but adding "Approval of minutes for Dec. 16, 2020" as an action item prior to new business. Approved unanimously by roll call vote.

Approval of Minutes of Dec. 16, 2020 meeting: moved Kinch, seconded Southworth to approve the minutes of the Dec. 16, 2020 meeting but striking the motion of Ben Carroll concerning the communication to the County Board of Commissioners concerning an appointment to the County Planning Commission for the reason that the proposed communication was never submitted to the Clerk for inclusion in the minutes. Approved unanimously by roll call vote.

The purpose of the Planning Commission was read by the Acting Chair.

Public comment was solicited and there was none.

No old business was scheduled.

**New Business**

1. Moved Kinch, seconded Southworth to approve the site plan for True North Collective, parcel # 000-14-07-451-002-01. Approved unanimously by roll call vote with Gibson, Perrine and Miles abstaining.
2. Moved Kinch, seconded Southworth to recommend approval of the rezone of 000-14-07-351-001-01 (Spink Properties LLC) from B-1 to ML. Approved unanimously by roll call vote with Gibson, Perrine and Miles abstaining.
3. Moved Kinch, seconded Beckwith to approve the site plan as presented by Jack Shelby for parcel 000-09-31-226-006-01 (Choice Auto Sales of Jackson). Approved unanimously by roll call vote with Gibson, Perrine and Miles abstaining.

Public comment was solicited and there was none.

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The Acting Chair welcomed the new members of the Commission.

The Commission engaged in Commission comment.

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# Leoni Township Office

913 Fifth Street Michigan Center, Michigan 49254

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

www.leonitownship.com

DATE OF APPLICATION: 12/16/2020

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: Spink Properties LLC (Todd & Shelly Spink) Phone: 517-499-4755
2. Address of Property Involved: 2221 E South ST, Jackson, MI 49201 Applicant Address: 320 Farview ST, Horton MI 49246
3. Legal Description of Property: 000-14-07-351-001-01
4. The above property is presently zoned: ~~B-2(Business Community District)~~ B-1
5. I wish the zoning to be changed from: ~~B-2(Business Community District)~~ B-1 to: ML(Light 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: an insulation company. (All Truck maintenance is done on sight)

**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: \$550.00

  
 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

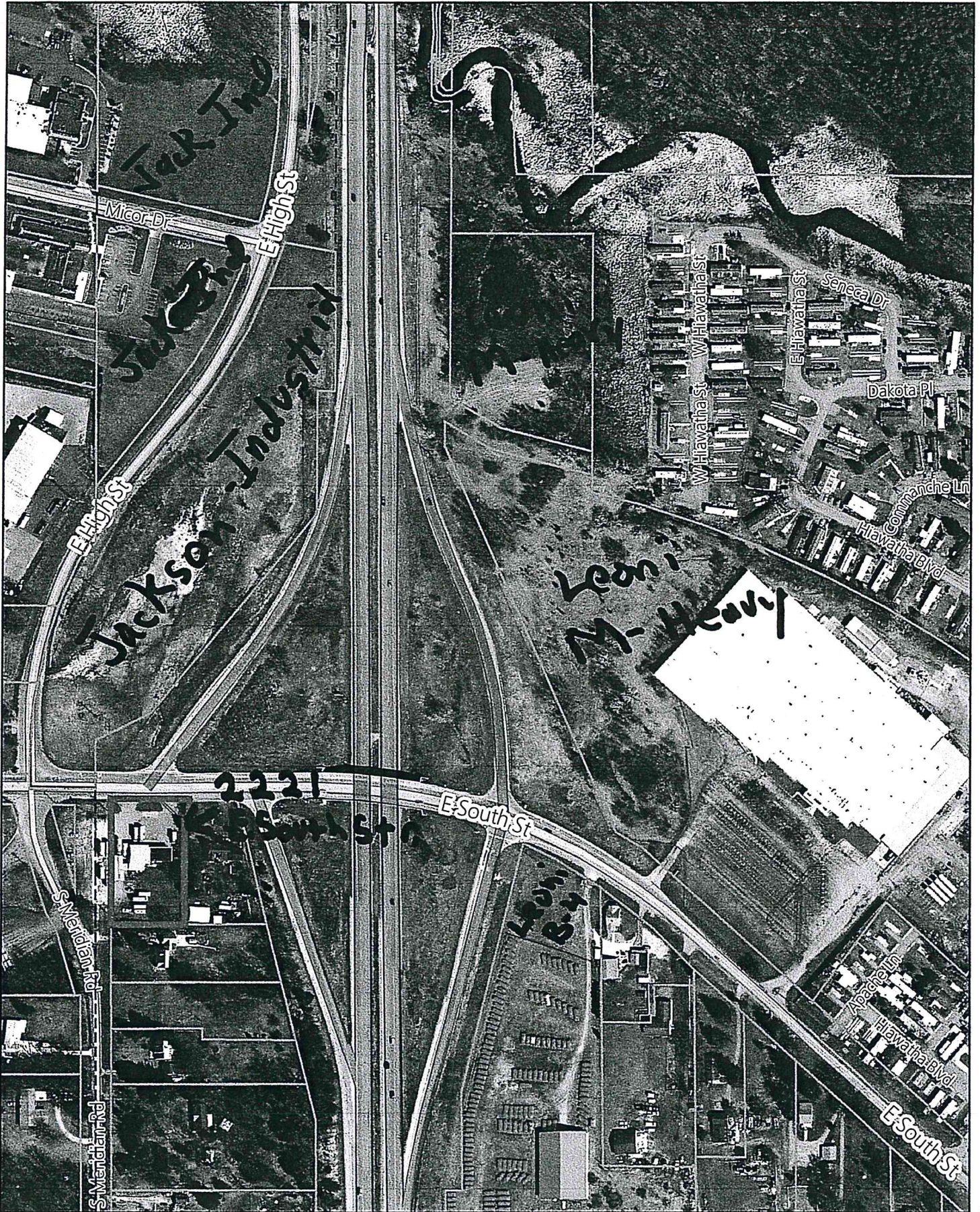
\*\*\*\*\*  
 TOWNSHIP BOARD OF TRUSTEES: Having reviewed the submitted data, hereby ( ) APPROVE ( ) DISAPROVE the  
 application for the following reasons: \_\_\_\_\_

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

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## Building and Land Use Description

- There is one building on the property
  - On the West end of the building there are two truck bays. This is where all the truck maintenance is done. In the back end there is a storage area.
  - In the middle of the building there is office space. There is a separate entrance for this.
  - On the East side of the building there are two more truck bays. No maintenance is done here. It also has some storage space.
  - Several trucks are parked on the property.
  - There is a semi-truck trailer parked on the property. This is where the trucks are loaded every morning before driving to the job site.
-



2221 E SOUTH ST

152.4

**SOUTH ST**

Office

**S89°31'52"E**

Truck Bays/Storage Space

Maintenance

**TRUCK BAYS/STORAGE**

**MERIDIAN RD**

S. Meridian Rd

964

974

978

972

970

968

930

922

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42.22208, -84.36421

PRINT (PDF) | BUFFER | MEASURE | CLEAR

INFO | THEMES | LAYERS | HELP

ZOOM TO | PAN TO

**OWNER INFORMATION**

NAME: SPINK PROPERTIES LLC  
 ADDRESS: 320 FARVIEW STREET HORTON, MI 49246  
 HOMESTEAD %: 0

**PARCEL INFORMATION**

PARCEL ID: 000-14-07-351-001-01  
 ADDRESS: 2221 E SOUTH ST JACKSON, MI 49201  
 PROP CLASS: 201 - COMMERCIAL  
 STATUS: Active  
 ACREAGE: 0.88  
 GOVT UNIT: Leoni  
 TAX UNIT: Leoni  
 SCHOOL DIST: MICHIGAN CENTER SCHOOL  
 LIBER/PAGE: 1865-1212  
 LAST UPDATED: December 15, 2020

**ASSESSMENT INFORMATION**

Year	Assessed	Taxable
2018	\$72,422	\$63,979
2019	\$77,127	\$65,514
2020	\$75,308	\$66,758

**TAX DESCRIPTION**

BEG AT THE INTERSECTION OF THE S LN OF SOUTH ST WITH THE E LN OF MERIDIAN RD TH S 89DEG 31'52"E 258.13 FT ALG THE S LN OF SOUTH ST TO THE WLY LIMITED ACCESS RW LN OF THE ENTRANCE RAMP TO HWY US-127 TH S 141DEG 54'44"E 256.47 FT ALG SD WLY LN TH N 89DEG 31'52"W 323.85 FT TO THE E LN OF MERIDIAN RD TH N ALG THE E LN OF SD RD 247.29 FT TO BEG. EXC BEG AT NW COR OF SW 1/4 OF SW 1/4 OF SEC 7 TH S 08DEG 03'52"E 60 FT TH S 89DEG 31'52"E ALG S RW LN OF SOUTH ST 203 FT TO A PT



**TOWNSHIP OF LEONI**

Receipt: 161738

12/16/20

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

Cashier: SHELLY  
Received Of: SPINK BROCK

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

The sum of: 550.00

ZON RE ZONE BROCK SPINK

Total	550.00
	550.00

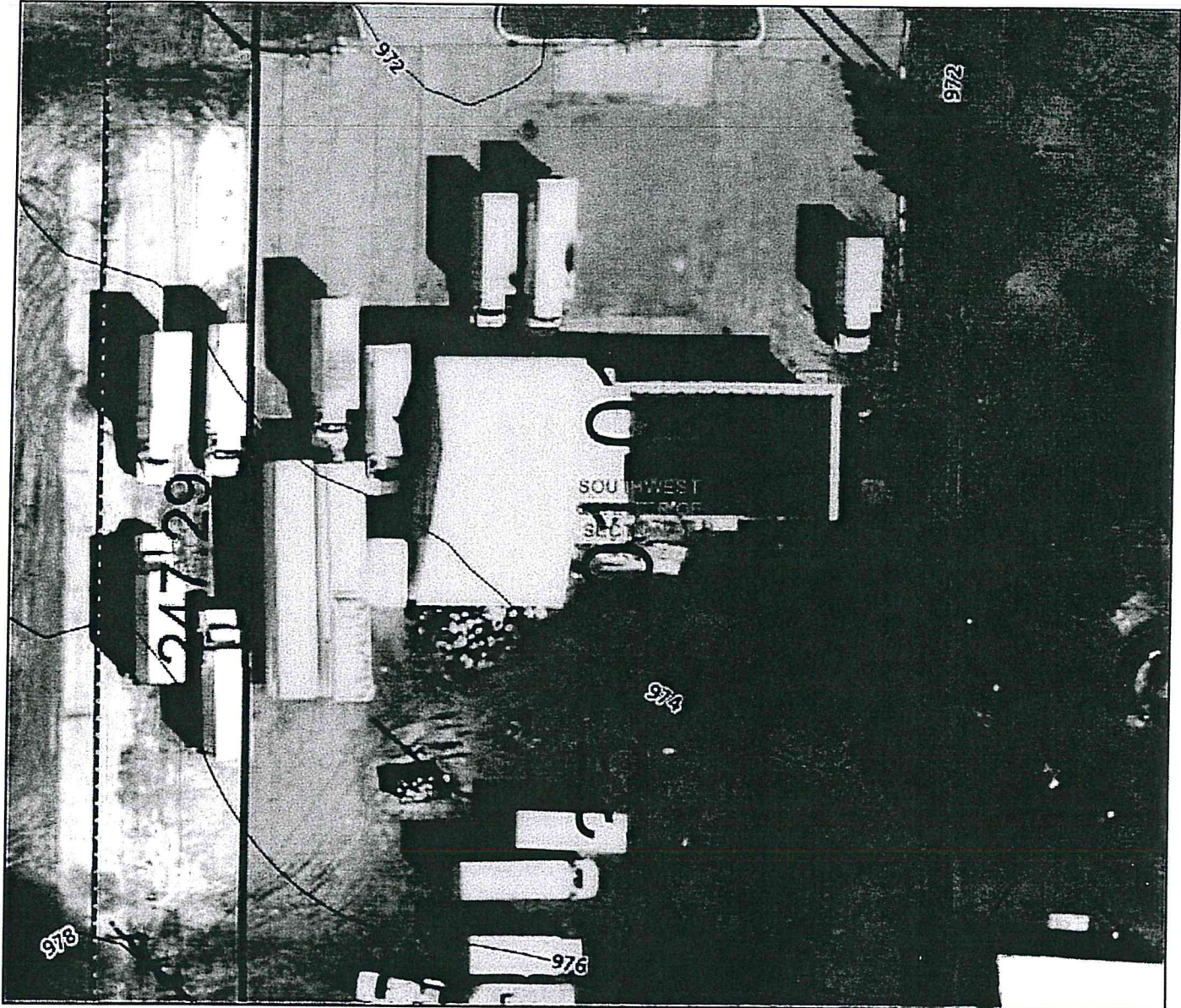
CHECK 1015 550.00

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



# Parcel Report - Parcel ID: 000-14-07-351-001-01

12/21/2020



**Owner Name** SPINK PROPERTIES LLC  
**Owner Address** 320 FARVIEW STREET  
 HORTON, MI 49246  
**Homestead** 0  
**Parcel Address** 2221 E SOUTH ST  
 JACKSON, MI 49201  
**Property Class** 201 - COMMERCIAL  
**Status** Active  
**Acreage** 0.98  
**Gov't Unit** Leoni  
**Tax Unit** Leoni  
**School District** MICHIGAN CENTER SCHOOL  
**Liber/Page** 1865-1212

	2018	2019	2020
<b>Taxable Value</b>	\$63,979	\$65,514	\$66,758
<b>Assessed Value</b>	\$72,422	\$77,127	\$75,308

### Tax Description:

BEG AT THE INTERSECTION OF THE S LN OF SOUTH ST WITH THE E LN OF MERIDIAN RD TH S 89DEG 31'52"E 258.13 FT ALG THE S LN OF SOUTH ST TO THE WLY LIMITED ACCESS R/W LN OF THE ENTRANCE RAMP TO HWY US-127 TH S 14DEG 54'44"E 256.47 FT ALG SD WLY LN TH N 89DEG 31'52"W 323.85 FT TO THE E LN OF MERIDIAN RD TH N ALG THE E LN OF SD RD 247.29 FT TO BEG. EXC BEG AT NW COR OF SW 1/4 OF SW 1/4 OF SEC 7 TH S 0DEG 03'52"E 60 FT TH S 89DEG 31'52"E ALG S R/W LN OF SOUTH ST 203 FT TO A PT FOR PL OF BEG OF THIS EXCN TH CONTINUING S 89DEG 31'52"E 88.13 FT TO R/W RAMP OF US-127 TH S 14DEG 54'44"E 256.47 FT TH N 89DEG 31'52"W 163.85 FT TH N 0DEG 03'52"W 221.29 FT TH S 89DEG 31'52"E 10 FT TH N 0DEG 03'52"W 26 FT TO BEG. SEC 7 T3S R1E



WARNING: Displayed boundaries are NOT SURVEY GRADE and may not reflect legal property description. The intent of this map is to allow easy access and visual display of government information and services. Every reasonable effort is made to ensure the accuracy of this map and data; nevertheless, errors may occur.



**TOWNSHIP OF LEONI**

Receipt: 161884

12/17/20

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

Cashier: TPOTTER  
Received Of: BROCK SPINK

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

The sum of: 550.00

ZON 2221 E SOUTH ST REZONE APP

550.00
Total <u>550.00</u>

CHECK	1015	550.00
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Signed: \_\_\_\_\_

*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, January 20, 2021 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.**

000-14-07-351-001-01  
Spink Properties LLC  
2221 E. South St.,  
Jackson, MI 49201

Purpose of hearing: Rezone from B-1 to ML

**Legal Description:** BEG AT THE INTERSECTION OF THE S LN OF SOUTH ST WITH THE E LN OF MERIDIAN RD TH S 89DEG 31'52"E 258.13 FT ALG THE S LN OF SOUTH ST TO THE WLY LIMITED ACCESS R/W LN OF THE ENTRANCE RAMP TO HWY US-127 TH S 14DEG 54'44"E 256.47 FT ALG SD WLY LN TH N 89DEG 31'52"W 323.85 FT TO THE E LN OF MERIDIAN RD TH N ALG THE E LN OF SD RD 247.29 FT TO BEG. EXC BEG AT NW COR OF SW 1/4 OF SW 1/4 OF SEC 7 TH S 0DEG 03'52"E 60 FT TH S 89DEG 31'52"E ALG S R/W LN OF SOUTH ST 203 FT TO A PT FOR PL OF BEG OF THIS EXCN TH CONTINUING S 89DEG 31'52"E 88.13 FT TO R/W RAMP OF US-127 TH S 14DEG 54'44"E 256.47 FT TH N 89DEG 31'52"W 163.85 FT TH N 0DEG 03'52"W 221.29 FT TH S 89DEG 31'52"E 10 FT TH N 0DEG 03'52"W 26 FT TO BEG. SEC 7 T3S R1E

Cindy Norris, Clerk

000-14-07-351-001-01  
SPINK PROPERTIES LLC  
320 FARVIEW STREET  
HORTON, MI 49246

000-14-07-351-001-02  
CREGER ELEANOR M ETAL  
2227 E SOUTH ST  
JACKSON, MI 49201

000-14-07-351-002-00  
WOLFF RICKY L  
2681 S MERIDIAN RD  
JACKSON, MI 49203

000-14-07-351-003-02  
VARNER JASON  
2705 S MERIDIAN RD  
JACKSON, MI 49203

000-14-07-351-003-01  
VARNER JASON  
9221 POST BRANCH DR  
NEWPORT, MI 48166

000-13-12-427-002-05  
ALRO STEEL CORP  
3100 E HIGH ST  
JACKSON, MI 49203

~~000-13-12-427-008-00  
ALRO STEEL CORP  
3100 E HIGH ST  
JACKSON, MI 49203~~

000-13-12-476-051-01  
COMMERCIAL FUELS INC  
740 E SOUTH ST BOX 375  
JACKSON, MI 49204

000-13-12-476-052-00  
FRANKLIN DAVID R & RUTH E  
2704 S MERIDIAN RD  
JACKSON, MI 49203

6-185200000  
LEWIS GARY JAY  
5245 BROOKLYN RD  
JACKSON, MI 49201

AFFIDAVIT OF PUBLISHER

STATE OF MICHIGAN }  
County of Jackson }

*Bettie Watson*  
Bettie Watson

being duly sworn, says: I am the Publisher of The Salesman, a shopping guide printed and circulated in said county since 1948.

The attached is a printed copy of an ad which was published in

The Salesman (Publications) December 27, 2020

Sworn to and subscribed before me this 28th day  
of December 2020.

*Coreen Chase*  
Notary Public, Jackson County, Michigan

COREEN CHASE  
NOTARY PUBLIC, Jackson County, MI  
My Commission Expires Aug. 31, 2023

**LEONI TOWNSHIP NOTICE**

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Cindy Norris  
Leoni Township Clerk