



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 NOTICE

FOR FURTHER INFORMATION CONTACT:	DATE: February 11, 2016
Grant E. Bauman, AICP	TIME: 6:00 p.m.
R2PC Principal Planner	PLACE: 5 th Floor Commission Chambers
(517) 768-6711	Jackson County Tower Building
gbauman@co.jackson.mi.us	120 W. Michigan Avenue
	Jackson, Michigan 49201

MEETING AGENDA

-
1. Call to order and pledge of allegiance.
 2. Public comment. *[3 MINUTE LIMIT]*
 3. Approval of minutes.
Approval of the January 14, 2016, meeting minutes. *[ACTION]*..... 3
 4. Approval of agenda.
Approval of the February 11, 2016, meeting agenda. *[ACTION]*
 5. Request(s) for review, comment, and recommendation.
 - a. Consideration of township zoning amendment(s). *None*
 - (1) CZ #16-01 – text amendment, Sandstone Township *[ACTION]* 5
 - (2) CZ #16-02 – rezoning in Section 35 of Sandstone Township *[ACTION]* 13
 - b. Consideration of master plan(s). *None*
 - c. Farmland and Open Space Preservation Program (PA116) application(s). *None*
 6. Other business.
 - a. Unfinished business. *None*
 - b. New business.
PZN #2 – Zoning Ordinance Public Hearing & Public Noticing Requirements *[ACTION]* 31
 7. Public comment. *[2 MINUTE LIMIT]*
 8. Commissioner comment.
 9. Adjournment.

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MEETING MINUTES

January 14, 2016

Jackson County Tower Building • Jackson, Michigan

- Members Present:** Timothy Burns, At-Large; Nancy Hawley, At Large; Jennifer Morris, At Large; Jared Vickers, At Large; Ted Hilleary, Education; Amy Torres, Industry and Economics; and Carl Rice, Jr., Jackson Co. Board of Commissioners
- Members Absent:** Jim Videto, Agriculture
- Liaisons Present:** Grant Bauman, R2PC Principal Planner, and Aaron Dawson, R2PC Senior Planner
- Others Present:** None

- Item 1. **Call to Order and Pledge of Allegiance.** The meeting was called to order at 6:00 p.m. by Chairperson Torres. Those in attendance rose and joined in the Pledge of Allegiance.
- Item 2. **Public Comment.** None.
- Item 3. **Approval of Minutes.** A motion was made by Commissioner Hilleary, and seconded by Commissioner Rice, to **approve** the minutes of the December 10, 2015 meeting as presented. *The motion was approved unanimously.*
- Item 4. **Approval of the Agenda.** Chairperson Torres notified the Commission that the election of officers needed to be added to the agenda under new business. A motion was made by Commissioner Morris, and seconded by Commissioner Hilleary, to **approve** the January 14, 2016, agenda as amended. *The motion was approved unanimously.*
- Item 5. **Request(s) for Review, Comment, and Recommendation**
- Consideration of Township Zoning Amendment(s).** None.
 - Consideration of Master Plan(s).** None.
 - Farmland and Open Space Preservation Program (PA 116) application(s)**
FA #16-01 – Section 27 of Parma Township (T2S, R3W). Staff summarized its report regarding the proposed PA 116 Agreement for 20.39 acres of land located on the north side of Michigan Avenue and the east side of Callahan Road. The proposed term for the agreement is 10 years. The countywide future land use map places the property in an area recommended for “Agricultural Preservation”. However, there were several inconsistencies in the application (see staff report comments). A motion was made by Commissioner Morris, and seconded by Commissioner Burns, to recommend **approval** of the proposed PA 116 Application with staff comments. *The motion was approved unanimously.*

Item 6. **Other Business**

a. **Unfinished Business.** None.

b. **New Business**

Election of Officers

Chairperson Torres called for the nomination of officers. A motion was made by Commissioner Rice, seconded by Commissioner Hilleary, to **retain the current slate of officers** (i.e., Ms. Torres as Chairperson and Ms. Morris as Secretary). There were no other nominations. *The motion passed unanimously.*

Item 7. **Public Comment.** None.

Item 8. **Commissioner Comment.** Chairperson Torres accepted Commissioner Ripstra's resignation with regret. Staff was asked to begin the process for replacing the environmental representative on the Commission. Several environmental groups were suggested (i.e., Legacy Land Conservancy, Dahlem Center, Jackson County Conservation District, and Grand River Environmental Action Team (GREAT)).

Item 9. **Adjournment.** The meeting was adjourned by Commissioner Torres at 6:20 p.m.

Respectfully submitted by:
Grant Bauman, Recording Secretary



Jackson County Planning Commission

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120 W. Michigan Avenue • Jackson, MI 49201
Phone (517) 788-4426 • Fax (517) 788-4635

COORDINATED ZONING REPORT | #16-01

To: County Planning Commissioners
From: Grant E. Bauman, AICP
Date: February 11, 2016

Proposal: Various text amendments to the Sandstone Township Zoning Ordinance

The Proposed Amendments

The Township wishes to allow salvage yards as a conditional use in its Limited Industrial (LI) district. This requires several amendments to the Zoning Ordinance:

- Add a definition to Article 2
Salvage yard - An outdoor storage area where waste, used or second-hand materials are bought and sold, exchanged, stored, baled, packed, disassembled or handled, including, but not limited to, scrap iron and other metals, paper, rags, and rubber tires, ~~,-~~ Salvage yard includes automobile wrecking yards and any area used for the storage, keeping or abandonment of salvaged materials, but does not include uses established entirely within enclosed *buildings*. [suggested R2PC changes]
- Add "Salvage yards subject to the provisions of Section 7.11.25"
Sec. 4.8.2.J Salvage yards subject to the provisions of Section 7.11.25
- Add Sec. 7.11.25, *Salvage yards*
 - A. Intent. It is the intent of this section to establish standards for salvage yards which will protect public health and ensure compatibility with surrounding land uses.
 - B. A minimum lot size of five (5) acres.
 - C. All areas intended for outdoor storage shall be designated as such on the site plan.
 - D. The designated outdoor storage area shall be screened from view by no less than an eight (8) foot opaque fence.
 - E. No equipment and/or vehicles shall be visible from the adjacent property and/or roadway.
 - F. Operating hours shall be limited to 7 AM to 7 PM, Monday through Saturday.
 - G. There shall be no incineration of refuse.
 - H. Vehicular storage shall be in neat, organized rows with accessible aisles, and vehicles shall

Note:

This case was first considered by the County Planning Commission (CPC) on 12/10/15. The noticing issue which caused the CPC to take no action on the request was addressed adequately.

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be uniformly perpendicular or parallel with access aisles.

- I. Vehicles shall be stored no more than one (1) level high unless in racks, and no higher than the screening fence.
- J. Nothing shall be stored within four (4) feet of the fence.
- K. Hazardous materials and universal waste shall be properly collected, labeled, stored, and managed in accordance with State and Federal regulations.
- L. Secondary containment shall be provided for any hazardous materials including stored liquids and damaged or leaking batteries. Secondary containment shall be provided in areas and facilities specified for automotive disassembly. Secondary containment shall be sufficiently impervious to contain the substance for the maximum anticipated period of time necessary for the recovery of any released substance to prevent discharge to floor drains, rivers, lakes, ground water, or soils.
- M. Outside agency permits including County, State, and Federal must be identified, with proof of application provided to the Township. *[suggested R2PC change]*
- N. Above conditions subject to reasonable modification deemed necessary by the Planning Commission.

Analysis and Recommendation

Township Planning Commission Recommendation – The Sandstone Township Planning Commission recommends **approval** of the proposed amendments (see the attached Zoning Amendment Forms and other background information).

Staff Analysis – The proposed amendments will allow for salvage yards in the LI district, solving the problem of an existing nonconforming use.

Staff Recommendation – Based upon this analysis, staff advises the Jackson County Planning Commission to recommend **APPROVAL WITH COMMENTS** of the proposed amendments, noting the suggested changes to the proposed text.

Suggested Actions:

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

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 SANDSTONE 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.)

SEE ATTACHED C.W. ZONING ANALYSIS PROVIDED DATED 10-27-15

1. The above described property has a proposed zoning change FROM AG1 () ZONE TO LR () ZONE.
2. PURPOSE OF PROPOSED CHANGE: AUTO SALVAGE

B. ZONING ORDINANCE TEXT AMENDMENT:

The following Article(s) and Section(s) is amended or altered: ARTICLE 2, 4, 7 SECTION 2.1, 4.8, 7.11, 2.5

The NEW SECTION reads as follows: (Attach additional sheets if more space is needed.)
SEE C.W. MEMORANDUM DATED 10-27-15

- C. PUBLIC HEARING on the above amendment was held on: month 2 day 2 year 2016
- D. NOTICE OF PUBLIC HEARING was published/mailed on the following date: month 1 day 6 year 2016
(Notice must be provided at least fifteen days prior to the public hearing.)
- E. THE NEWSPAPER (having general circulation in Township) carrying the NOTICE: JACKSON COUNTY PRESS

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.

GREG INOSEWIC Chair or Secretary / / (enter date)

JACKSON COUNTY PLANNING COMMISSION (JCPC) ACTION:

1. Date of Meeting: month 2 day 11 year 2016
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

Sandstone Charter Township Planning Commission Minutes February 2, 2016

Attendance: Chris Crisenbery, Peggy Eiler, Greg Inosencio, Cheryl Marks

Guests: Keith Acker, Paul Montagno (new Carlisle Wortman consultant)

Chairman Inosencio called the meeting to order at 6:00 p.m. in the township hall.

Peggy Eiler moved to approve the minutes of the December 8, 2015 meeting. Cheryl Marks supported the motion. Motion passed.

PUBLIC COMMENT: Supervisor Acker commented that the County Press has had some issues with publishing our notices for our legal timeline, hence the repeat of this hearing. The new owners do not work weekends, which has impacted the sending and receiving of the required publication of notices. Our new consultant will create a procedural document to clarify who does what step and when it needs to be done. The notice has to be in a publication of "local circulation" so perhaps the Salesman would work. The Jackson Citizen Patriot was very expensive to use.

The PUBLIC HEARING was called to order at 6:08 p.m. to discuss the text amendment for Salvage Yard. Since we had already read and discussed this change at the December meeting we feel confident that our new consultant did not have to repeat the summary. A full copy of the analysis is on file in the township office. The only reason we are doing this again is because of the publishing timeline requirement. Notices did go out again, but no township residents have come to voice their opinions at today's meeting.

Chris Crisenbery moved to close the Public Hearing at 6:10 p.m. Peggy Eiler supported the motion. Motion passed.

Chris Crisenbery move to recommend to the township board to approve the addition of Salvage Yard language, to add definition for salvage yard to Section 2.1 Definitions, Amended Section 4.8 LI Limited industrial to allows salvage yard as a conditional land use. Add section 7.11.25 Salvage Yard to provide conditional land use provisions for the salvage yard use. Peggy Eiler supported the motion. Motion passed.

The PUBLIC HEARING was called to order at 6:11 p.m. for the Zelmanski property. As we had already discussed this in late 2015 we were able to forego the consultant's report being explained. Cheryl Marks moved to close the public hearing at 6:12 p.m. Peggy Eiler supported the motion. Motion passed.

Our regular meeting reconvened at 6:13 p.m.

Cheryl Marks moved to recommend approval of the Zelmanski Property Rezoning request from AG-1 Agricultural District to LI Limited Industrial (parcel ID #000-07-35-326-001-00). Greg Inosencio supported the motion. Motion passed.

OLD BUSINESS: We would like a copy of the 2015 Planning Commission Activity report to be sent to the township office as well as all the members. The clerk sent a copy

of our Planning Commission Bi-laws to Paul. We now all have a new copy for our records. Peggy shared a resident's concern with the trees under the I-94 overpass being too high. It is interfering with sight for drivers. We will share that information and concern. We are not overly confident it will be rectified soon, based on past experience of asking for trimmings. Paul Montango asked about the hours of crushing vehicles at the Zelmanski salvage yard. We believe it will be during the hours of approved operation and we were comfortable with the "or natural barrier" language on the conditional use.

Our next meeting is a special meeting to handle the Keith Budd request. It will be February 16, 2016 at 6:00 p.m. in the township hall.

Cheryl Marks moved to adjourn the meeting at 6:32 p.m. Greg Inosencio supported the motion. Motion passed.

Respectfully submitted,

Cheryl Marks-Secretary

Public Notice

SANDSTONE CHARTER TOWNSHIP

7940 County Farm Rd.
Parma, Mich. 49269
(517) 784-4712

PUBLISHED
1-6-2016
COUNTY PRESS

ZONING ORDINANCE TEXT AND MAP AMENDMENTS

PLANNING COMMISSION

NOTICE IS HEREBY GIVEN that a public meeting of the Sandstone Township Planning Commission will be held at the Sandstone Township Hall, on Tuesday, Feb. 2, 2016, at 6 p.m. at the Sandstone Township Office, 7940 County Farm Road, Parma, Michigan, 49269. During this meeting the Planning Commission will hold public hearings to obtain public input and consider the following requests. The following is only a summary of the requests; full drafts of the documents can be viewed at the Township offices.

1. Add definition for salvage yard to Section 2.1 Definitions.
2. Amended Section 4.8 LI, Limited Industrial to allow salvage yard as a conditional land use.
3. A Zoning Map Amendment Request for applicant James Zelmanski, Zelmanski Investment Co. LLC. 6458 W. Michigan Ave. Jackson, MI 49201, to rezone the western two-thirds of the subject site from AG-1 Agricultural District to LI Limited Industrial District. The subject site is currently used as salvage yard and is located at the northeast corner of Sandstone Road and Michigan Avenue, north of the railroad tracks, Parcel ID #000-07-35-326-001-00.

Full text of the proposed zoning amendments and application submittals of the aforementioned request may be examined at the Sandstone Township Offices, by interested persons, during office hours, weekdays, between 9 a.m. and 4 p.m.

Any person having interest in said Hearing or their duly appointed representatives shall there and then be heard at the above described meetings or adjournment thereof relative to any matters that should come before the Planning Commission.

Sandstone Township will provide necessary reasonable auxiliary aids and services, such as signers for the hearing impaired and audio tapes of printed materials being considered at the meeting, to individuals with disabilities a the meeting/hearing upon ten (10) days notice to Sandstone Township. Individuals with disabilities requiring auxiliary aids or services should contact Sandstone Township by writing or calling the Sandstone Township Clerk at 517-784-4712.

Written comments regarding the zoning amendments should be directed to the Sandstone Township Clerk at the Township Hall, located at 7940 County Farm Road, PO Box 288, Parma, Michigan, 49269.

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CARLISLE

WORTMAN
associates, inc.

605 S. Main Street, Ste. 1
Ann Arbor, MI 48104

(734) 662-2200
(734) 662-1935 Fax

MEMORANDUM

TO: Planning Commission

FROM: Doug Lewan, AICP, Principal
Paul Montagno, AICP, Planner

DATE: October 27, 2015
Updated: February 3, 2016

RE: Sandstone Township Text Amendment - Salvage Yards

As requested by the Township, we are pleased to provide the following amendments to the Township Ordinance regarding Salvage Yards. The text amendments impact Article 2 – Definitions, Article 4 – District Regulations, and Article 7 – Conditional Land Use Provision. These changes are summarized herein. This draft language below has been updated to reflect the changes proposed by the Planning Commission following the public hearing held on 1/2/16.

Article 2 – Definitions: Add definition for salvage yard to Section 2.1 Definitions.

Salvage yard – An outdoor storage area where waste, used or second-hand materials are bought and sold, exchanged, stored, baled, packed, disassembled or handled, including, but not limited to, scrap iron and other metals, paper, rags, rubber tires, . Salvage yard includes automobile wrecking yards and any area used for the storage, keeping or abandonment of salvaged materials, but does not include uses established entirely within enclosed buildings.

Article 4 – District Regulations: Amended Section 4.8 LI, Limited Industrial to allow salvage yard as a conditional land use.

4.8 Limited Industrial

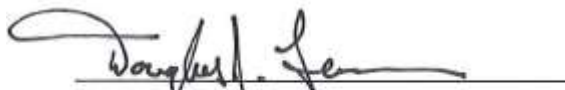
4.8.2 Conditional Land Uses


J) Salvage yards subject to the provisions of Section 7.11.25.

Article 7 – Conditional Land Use Provisions: Add Section 7.11.25 Salvage yard to provide conditional land use provisions for the salvage yard use.

7.11.25 *Salvage yards*

- A. Intent. It is the intent of this section to establish standards for salvage yards which will protect public health and ensure compatibility with surrounding land uses.
- B. A minimum lot size of five (5) acres.
- C. All areas intended for outdoor storage shall be designated as such on the site plan.
- D. The designated outdoor storage area shall be screened from view by no less than an eight (8) foot opaque fence or a natural buffer that effectively screens the storage area.
- E. No equipment and/or vehicles shall be visible from the adjacent property and/or roadway.
- F. Operating hours shall be limited to 7 AM to 7 PM, Monday through Saturday.
- G. There shall be no incineration of refuse.
- H. Vehicular storage shall be in neat, organized rows with accessible aisles, and vehicles shall be uniformly perpendicular or parallel with access aisles.
- I. Vehicles shall be stored no more than one (1) level high unless in racks, and no higher than the screening fence.
- J. Nothing shall be stored within four (4) feet of the fence.
- K. Hazardous materials and universal waste shall be properly collected, labeled, stored, and managed in accordance with State and Federal regulations.
- L. Secondary containment shall be provided for any hazardous materials including stored liquids and damaged or leaking batteries. Secondary containment shall be provided in areas and facilities specified for automotive disassembly. Secondary containment shall be sufficiently impervious to contain the substance for the maximum anticipated period of time necessary for the recovery of any released substance to prevent discharge to floor drains, rivers, lakes, ground water, or soils.
- M. Outside agency permits including County, State, and Federal must be identified, with proof of application provide to the Township.
- N. The Planning Commission has the ability to modify or amend the requirements during the review of the site plan.


CARLISLE/WORTMAN ASSOC., INC.
Douglas J. Lewan, AICP
Executive Vice President


CARLISLE/WORTMAN ASSOC., INC.
Paul Montagno, AICP
Planner

210-1411

cc: Keith Acker, Supervisor
Pixie Sterrett, Clerk
Ken Powers, Zoning Administrator



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 | #16-02

To: County Planning Commissioners
From: Grant E. Bauman, AICP
Date: February 11, 2016

Proposal: Rezoning property from Agricultural (AG-1) to Limited Industrial (I-1)

Purpose

The subject property is used as an auto salvage yard. However, only its eastern third is zoned Limited Industrial (LI), the required zoning if the proposed companion case is approved. The rezoning request will make the entire parcel conforming if a conditional use permit is granted (see the Zoning Amendment Form and Background Information).¹

Location and Size of the Property

The subject property has an approximate area of 20 acres and is adjacent to Sandstone Road, north of Michigan Avenue and the railroad right-of-way (in Section 35 (T2S-R2W) of the Township (see Figure 1).

Land Use and Zoning

Current Land Use – The subject property is used for auto salvage. The uses of adjacent properties include a mix of agriculture, open space, commercial, residential, and industrial (see Figure 5 and the attached Zoning Worksheet Form and consultant’s report).

Future Land Use – The Township’s current future land use map places the property in an area proposed for “Medium Density Residential” (i.e., 1 acre) (see Figure 2). The countywide future land use map in the *Jackson Community Comprehensive Plan* places the subject property in an ‘Agricultural Preservation Area’ and the edge of a ‘Greenway’ (see Figure 3).

Current Zoning – The eastern third of the subject property is zoned Limited Industrial (LI) and the western two-thirds is zoned Agricultural (AG-1). A mix of residential, industrial, commercial, and agricultural zoning surrounds the subject property (see Figure 4).

Public Facilities and Environmental Constraints

Water and Sewer Availability – See the attached consultant’s report.

Public Road/Street Access – Direct access is provided by Sandstone Road, a paved local road (see the 2008 Road Map of Jackson County, Michigan).

Environmental Constraints – See the attached consultant’s report.

Note:

This case was first considered by the County Planning Commission (CPC) on 12/10/15. The noticing issue which caused the CPC to take no action on the request was addressed adequately.

¹ 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.

Analysis and Recommendation

Township Planning Commission Recommendation – The Sandstone Township Planning Commission recommends **approval** of the proposed rezoning to I-1 (see the attached Zoning Amendment Form and other background information).

Staff Analysis – The rezoning was analyzed according to 5 criteria stated in the consultant’s report. Staff does not dispute the findings of the consultant.

Staff Recommendation – Based upon this analysis, staff advises the Jackson County Planning Commission to also recommend **APPROVAL** of the rezoning to I-1.

Suggested Actions:

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

**Figure 1
Location**

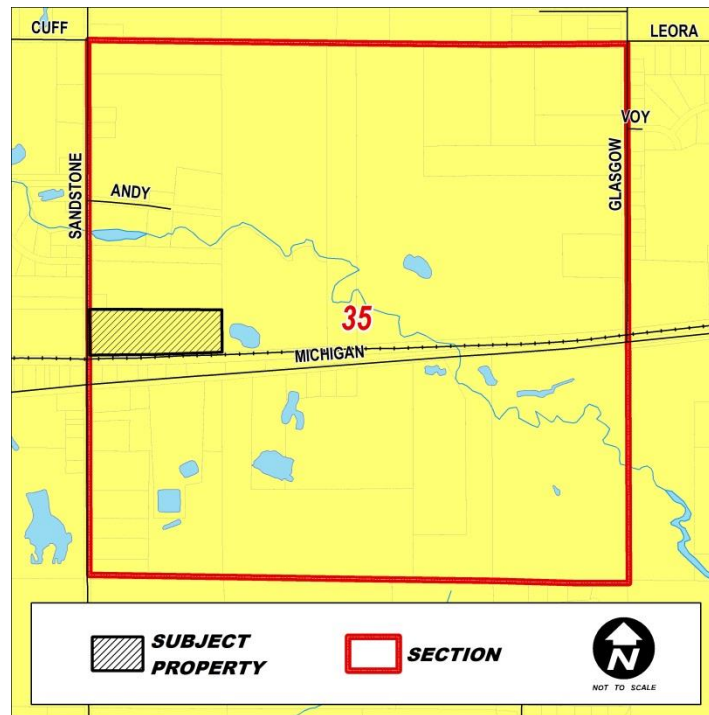


Figure 2
Generalized Municipal Future Land Use

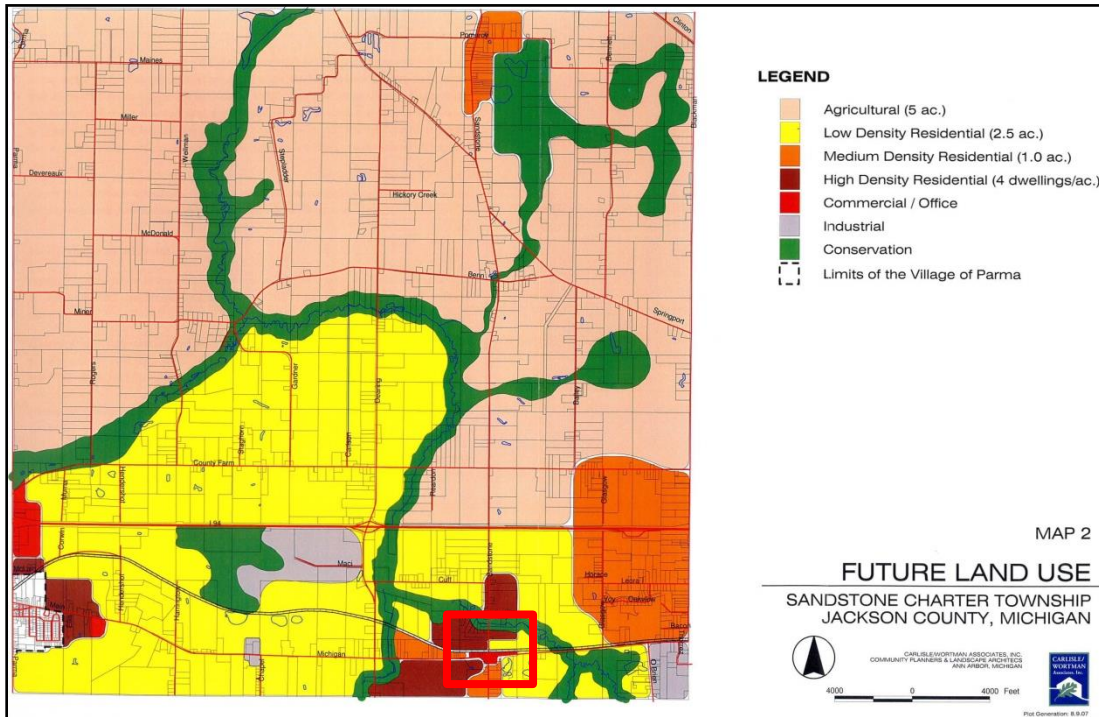


Figure 3
Countywide Future Land Use

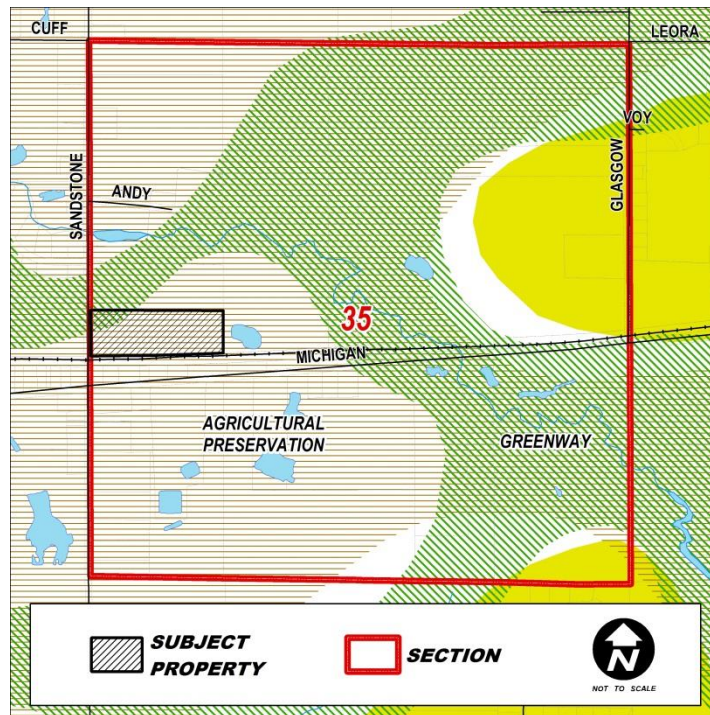


Figure 4
Generalized Municipal Zoning

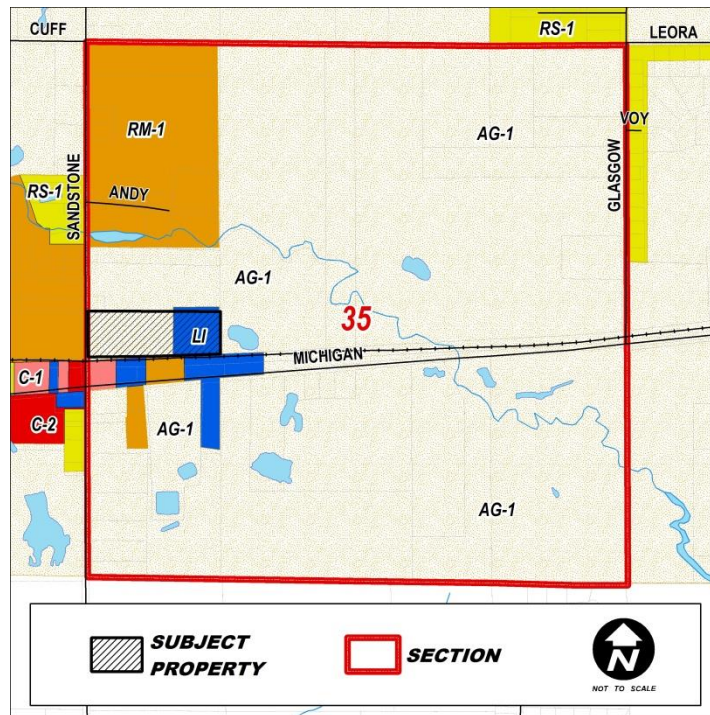
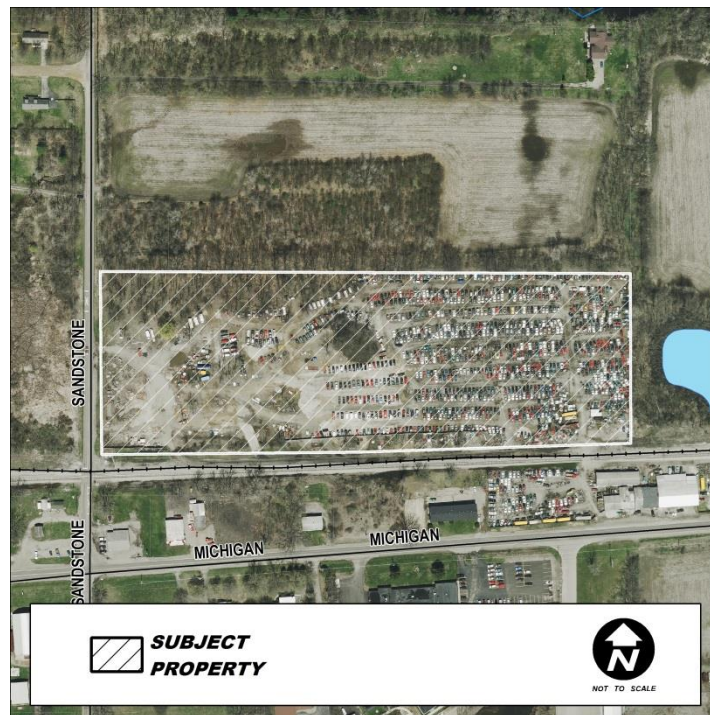


Figure 5
Aerial Photo



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 SANDSTONE 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.)

SEE ATTACHED C.W. ZONING ANALYSIS PROVIDED DATED 10-27-15

1. The above described property has a proposed zoning change FROM AG1 () ZONE TO LR () ZONE.
2. PURPOSE OF PROPOSED CHANGE: AUTO SALVAGE

B. ZONING ORDINANCE TEXT AMENDMENT:

The following Article(s) and Section(s) is amended or altered: ARTICLE 2, 4, 7 SECTION 2.1, 4.8, 7.11, 2.5

The NEW SECTION reads as follows: (Attach additional sheets if more space is needed.)
SEE C.W. MEMORANDUM DATED 10-27-15

- C. PUBLIC HEARING on the above amendment was held on: month 2 day 2 year 2016
- D. NOTICE OF PUBLIC HEARING was published/mailed on the following date: month 1 day 6 year 2016
(Notice must be provided at least fifteen days prior to the public hearing.)
- E. THE NEWSPAPER (having general circulation in Township) carrying the NOTICE: JACKSON COUNTY PRESS

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.

GREY INOSEWCO Chair or Secretary / / (enter date)

JACKSON COUNTY PLANNING COMMISSION (JCPC) ACTION:

1. Date of Meeting: month 2 day 11 year 2016
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

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: SANDSTONE Township Case #: _____

Township official we may contact: GREG FIOS & DIO Phone #: (517) 206-7716

Applicant: JAMES ZELMANSKI Phone #: (517) 750-3717

Rezoning Request: From: AG-1 () To: LI ()

Property Location: Section(s): _____ 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"): 20 ACRES

Please attach location map Yes No

What is the existing use of the site? AUTO SALVAGE

What is the proposed use of the site? AUTO SALVAGE (LEGALLY)

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

North: PLEASE SEE ATTACHED ZONING ANALYSIS PROVIDED BY

East: CARLISLE / WORTMAN, DATED ^{South:} ~~West:~~ 10-27-2015.

What are the surrounding Zoning Districts?

North: _____ () South: _____ ()

East: _____ () West: _____ ()

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

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 SANDSTONE RD

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.

Sandstone Charter Township Planning Commission Minutes February 2, 2016

Attendance: Chris Crisenbery, Peggy Eiler, Greg Inosencio, Cheryl Marks

Guests: Keith Acker, Paul Montagno (new Carlisle Wortman consultant)

Chairman Inosencio called the meeting to order at 6:00 p.m. in the township hall.

Peggy Eiler moved to approve the minutes of the December 8, 2015 meeting. Cheryl Marks supported the motion. Motion passed.

PUBLIC COMMENT: Supervisor Acker commented that the County Press has had some issues with publishing our notices for our legal timeline, hence the repeat of this hearing. The new owners do not work weekends, which has impacted the sending and receiving of the required publication of notices. Our new consultant will create a procedural document to clarify who does what step and when it needs to be done. The notice has to be in a publication of "local circulation" so perhaps the Salesman would work. The Jackson Citizen Patriot was very expensive to use.

The **PUBLIC HEARING** was called to order at 6:08 p.m. to discuss the text amendment for Salvage Yard. Since we had already read and discussed this change at the December meeting we feel confident that our new consultant did not have to repeat the summary. A full copy of the analysis is on file in the township office. The only reason we are doing this again is because of the publishing timeline requirement. Notices did go out again, but no township residents have come to voice their opinions at today's meeting.

Chris Crisenbery moved to close the Public Hearing at 6:10 p.m. Peggy Eiler supported the motion. Motion passed.

Chris Crisenbery move to recommend to the township board to approve the addition of Salvage Yard language, to add definition for salvage yard to Section 2.1 Definitions, Amended Section 4.8 LI Limited industrial to allows salvage yard as a conditional land use. Add section 7.11.25 Salvage Yard to provide conditional land use provisions for the salvage yard use. Peggy Eiler supported the motion. Motion passed.

The **PUBLIC HEARING** was called to order at 6:11 p.m. for the Zelmaniski property. As we had already discussed this in late 2015 we were able to forego the consultant's report being explained. Cheryl Marks moved to close the public hearing at 6:12 p.m. Peggy Eiler supported the motion. Motion passed.

Our regular meeting reconvened at 6:13 p.m.

Cheryl Marks moved to recommend approval of the Zelmaniski Property Rezoning request from AG-1 Agricultural District to LI Limited Industrial (parcel ID #000-07-35-326-001-00). Greg Inosencio supported the motion. Motion passed.

OLD BUSINESS: We would like a copy of the 2015 Planning Commission Activity report to be sent to the township office as well as all the members. The clerk sent a copy

of our Planning Commission Bi-laws to Paul. We now all have a new copy for our records. Peggy shared a resident's concern with the trees under the I-94 overpass being too high. It is interfering with sight for drivers. We will share that information and concern. We are not overly confident it will be rectified soon, based on past experience of asking for trimmings. Paul Montango asked about the hours of crushing vehicles at the Zelmanski salvage yard. We believe it will be during the hours of approved operation and we were comfortable with the "or natural barrier" language on the conditional use.

Our next meeting is a special meeting to handle the Keith Budd request. It will be February 16, 2016 at 6:00 p.m. in the township hall.

Cheryl Marks moved to adjourn the meeting at 6:32 p.m. Greg Inosencio supported the motion. Motion passed.

Respectfully submitted,

Cheryl Marks-Secretary

Public Notice

SANDSTONE CHARTER TOWNSHIP

7940 County Farm Rd.
Parma, Mich. 49269
(517) 784-4712

PUBLISHED
1-6-2016
COUNTY PRESS

ZONING ORDINANCE TEXT AND MAP AMENDMENTS

PLANNING COMMISSION

NOTICE IS HEREBY GIVEN that a public meeting of the Sandstone Township Planning Commission will be held at the Sandstone Township Hall, on Tuesday, Feb. 2, 2016, at 6 p.m. at the Sandstone Township Office, 7940 County Farm Road, Parma, Michigan, 49269. During this meeting the Planning Commission will hold public hearings to obtain public input and consider the following requests. The following is only a summary of the requests; full drafts of the documents can be viewed at the Township offices.

1. Add definition for salvage yard to Section 2.1 Definitions.
2. Amended Section 4.8 LI, Limited Industrial to allow salvage yard as a conditional land use.
3. A Zoning Map Amendment Request for applicant James Zelmanski, Zelmanski Investment Co. LLC. 6458 W. Michigan Ave. Jackson, MI 49201, to rezone the western two-thirds of the subject site from AG-1 Agricultural District to LI Limited Industrial District. The subject site is currently used as salvage yard and is located at the northeast corner of Sandstone Road and Michigan Avenue, north of the railroad tracks, Parcel ID #000-07-35-326-001-00.

Full text of the proposed zoning amendments and application submittals of the aforementioned request may be examined at the Sandstone Township Offices, by interested persons, during office hours, weekdays, between 9 a.m. and 4 p.m.

Any person having interest in said Hearing or their duly appointed representatives shall there and then be heard at the above described meetings or adjournment thereof relative to any matters that should come before the Planning Commission.

Sandstone Township will provide necessary reasonable auxiliary aids and services, such as signers for the hearing impaired and audio tapes of printed materials being considered at the meeting, to individuals with disabilities a the meeting/hearing upon ten (10) days notice to Sandstone Township. Individuals with disabilities requiring auxiliary aids or services should contact Sandstone Township by writing or calling the Sandstone Township Clerk at 517-784-4712.

Written comments regarding the zoning amendments should be directed to the Sandstone Township Clerk at the Township Hall, located at 7940 County Farm Road, PO Box 288, Parma, Michigan, 49269.

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CARLISLE

WORTMAN
associates, inc.

605 S. Main Street, Ste. 1
Ann Arbor, MI 48104

(734) 662-2200
(734) 662-1935 Fax

Date: October 27, 2015

Zoning Analysis For Sandstone Charter Township, Michigan

Applicant: James Zelmanski

Project Name: Rezoning Application
Parcel # 000-07-35-326-001-00

Location: Northeast of the Sandstone Rd. and Michigan Ave. intersection,
North of the railroad tracks

Zoning: AG-1, Agricultural District

Action Requested: Rezoning to LI, Limited Industrial

Required Information: Deficiencies noted.

SITE/PROJECT DESCRIPTION

The applicant is requesting a rezoning for the western two-thirds (2/3) of the property (Parcel ID # 000-07-35-326-001-00) from AG-1, Agricultural District to LI, Limited Industrial District. The eastern one-third (1/3) of the property is already zoned Limited Industrial. The subject site is 20 acres. The entire subject site is currently being used for Auto Salvage, along with a smaller parcel south of the railroad tracks. The Auto Salvage use expanded illegally into the western portion of the site around 2011.

The applicant is requesting the rezoning because the railroad plans to close the existing private railroad crossing in the future in preparation for high-speed rail. Once the railroad crossing is removed, the applicant will need to access to site from Sandstone Rd.

The salvage yard use is not permitted under the Sandstone Township Zoning Ordinance as of right or as a Conditional Land Use. The rezoning alone does not solve the non-conforming use.

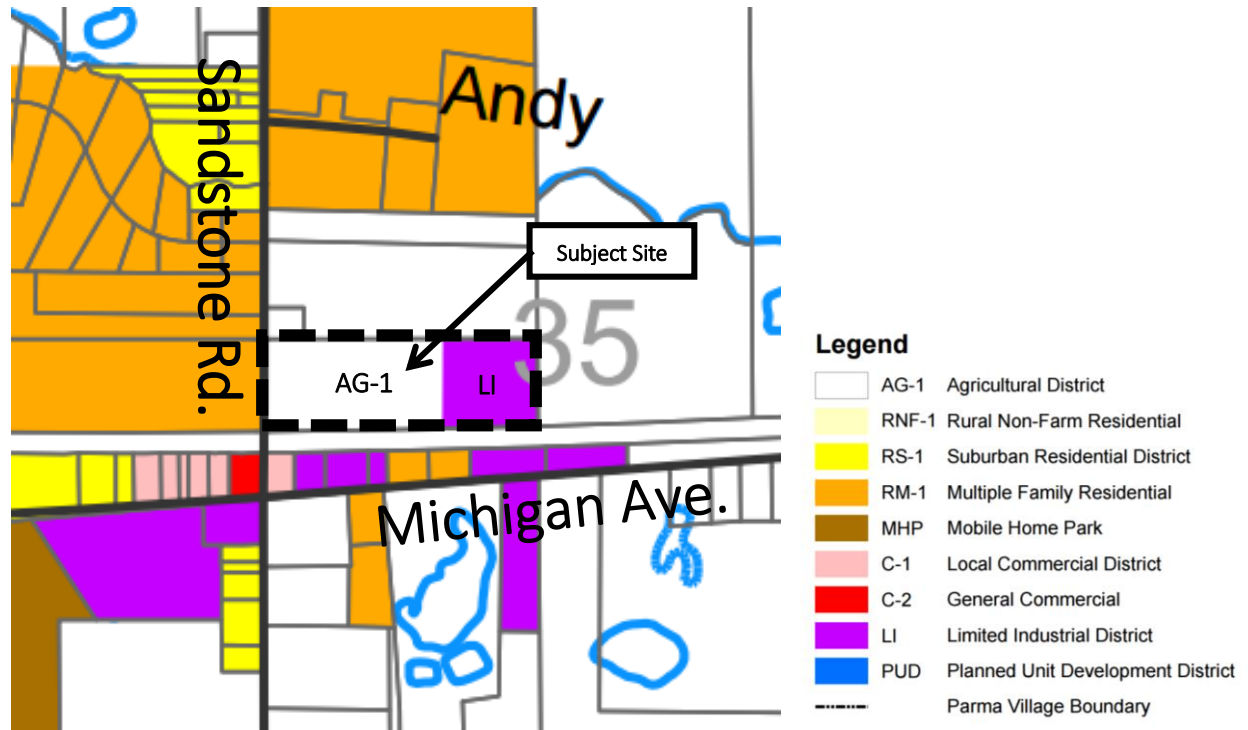
The Township has requested an amendment to the text of the Zoning Ordinance to include salvage yard as a Conditional Land Use in the LI, Limited Industrial District, subject to specific provisions. The Planning Commission shall make a recommendation to the Township Board prior to their review of the applicant's rezoning request.

If the Township Board approves the text and map amendments of the Zoning Ordinance, the applicant shall submit a Conditional Land Use permit application and Preliminary Site Plan to the Township, to be reviewed by the Planning Commission. Without the Conditional Land Use permit, the use is non-conforming. The applicant has conveyed to Township staff his plans to build on the property and to create a primary entrance to the subject site off of Sandstone Rd. A final site plan shall be provided for any building construction or paving on the site.

Location: Northeast of Sandstone Rd. and Michigan Ave.



NEIGHBORING ZONING AND LAND USE



	North	South	East	West
Zoning	AG-1	C-1, RM-1, LI	LI	RM-1
Land Use	Agriculture/ Open Space	Party store, Industrial, Multiple Family, Automotive Salvage Yard	Automotive Salvage Yard	Open Space

The Jackson County Comprehensive Plan shows a Greenway planned for the areas buffering Sandstone Creek. The Plan also identifies the subject site and surrounding area as a Preservation Area. It is important to note that the Jackson County Comprehensive Plan is a generalized future land use map for the entire County and only significant concentrations of Commercial, Industrial, and Residential are indicated on the future land use map.

Relevative to Township land use patterns, the area surrounding the subject site has a higher intensity of uses, including other commercial and industrial uses, as well as multiple family residential.

HISTORY OF THE SITE

The Auto Salvage use expanded illegally into the western portion of the site around 2011.

8-27-2005



6-21-2011



10-3-2011



7-14-2015



NATURAL RESOURCES

Topography - There is no information on the topography of the site.

Woodlands - Trees along the northwestern portion of the property. The property was more densely wood prior to 2011. These trees were removed as the area of operation expanded.

Wetlands - The applicant has not indicated any wetlands on the site. However, there appears to be a pond to the east of the subject site. Sandstone Creeks is north of the subject site.

Soils - There is no information on the soils.

DEVELOPMENT POTENTIAL

Rezoning the subject site from AG-1, Agricultural to LI, Limited Industrial will significantly change the property’s development potential. AG-1 uses are generally less intensive. There is very little overlap in permitted uses between AG-1 and LI. While the LI uses are generally more intensive, most uses require Conditional Land Use permit approval.

	Current Zoning AG-1	Proposed Zoning LI
Agriculture	P	
Roadside stands	P	
Single-family detached dwellings	P	
Conservation and/or recreation	P	
Home occupation/Category One	P	
Essential Services and Public Utilities	P	P
Accessory Uses and Structures	P	
Open space residential developments	CUP	
Places of worship	CUP	
Commercial kennels	CUP	
Commercial stables	CUP	
Livestock production facilities	CUP	
Mining and extractive operations	CUP	
Airports (Section 7.11.1)	CUP	CUP
Parks and playgrounds	CUP	
Campgrounds	CUP	
Adult foster care	CUP	
Golf course	CUP	
Cemetery	CUP	
Public or private elementary	CUP	
Township Offices	CUP	
Farm implement and garden equipment sales	CUP	
Home occupations/Category Two	CUP	
Private clubs, organizations, and lodge halls	CUP	
Manufacturing, research, assembly, testing, and repair of scientific instruments and electrical equipment.		P
Manufacturing, processing, packaging or assembling of pharmaceuticals, cosmetics, and toiletries.		P
Manufacturing, processing, or packaging of plastic products such as laminate, pipe, plumbing products, and misc. molded or extruded products.		P
Professional office buildings		CUP
Research and design centers		CUP

Data processing and computer centers		CUP
Warehousing, refrigerated and general storage, but not including self-storage		CUP
Printing, publishing and related activities		CUP
Vehicle repair facility (Section 7.11.3)		CUP
Farm machinery sales, service and repair		CUP
Self-storage facility (Section 7.11.19)		CUP
Building material sales		CUP
Tool and die, job, machine, and skilled trade shops		CUP
Metal fabrication		CUP
Recycling centers		CUP
Skilled trade and general construction contractor's offices, warehouses, and yards		CUP
Semi-truck and trailer sales, service, service and repair		CUP
Vehicle sales and service facility		CUP
Salvage yard (Section 7.11.25)**		CUP**

P Permitted Uses

CUP Conditional Land Uses

** Pending Township Approval

TRAFFIC IMPACT AND SITE ACCESS

The auto salvage operation is currently accessed from Michigan Avenue. The Sandstone Road and Michigan Avenue intersection is regulated by a stop sign. Relocating the access drive to Sandstone Road should improve traffic on Michigan Avenue.

The rezoning is separate from site plan approval. If the applicant intends to relocate the access drive to Sandstone Road, the applicant will need to submit a Conditional Land Use application and preliminary site plan for the subject site. The new drive will require Jackson County Department of Transportation (JCDOT) approval.

For rezoning, we request the applicant provide an estimated daily count for vehicles entering and exiting the current automobile salvage operation.

Items to be addressed: *Provide average daily trips for current auto salvage operation.*

ESSENTIAL FACILITIES AND SERVICES

There are currently no structures on the subject site. Site plan approval is separate from the rezoning. The applicant has not indicated whether or not there are water and septic facilities on site. The rezoning is unlikely to result in impacts to facilities and services.

Items to be addressed: *None.*

REVIEW OF ZONING MAP AMENDMENT

According to Section 14.5.B., the factors to be considered by the Planning Commission may include, but shall not be limited to, the following:

(1) Whether or not the requested zoning change is justified by a change in conditions since the original ordinance was adopted or by an error in the original ordinance.

The property is currently a split zoning. The automotive salvage use has been in operation for many years on the eastern portion of the subject site and on an adjacent parcel south of the railroad. The western portion of the subject site was not used for salvage yard operations prior to 2011 and was illegally expanded. According to the current Zoning Ordinance, the automotive salvage yard is considered a non-conforming use. There is no provision for salvage yards in the Ordinance. There are two options to address this: (1) applicant may request an interpretation from the Zoning Board of Appeals or (2) the Planning Commission may make a recommendation to the Township Board to add salvage yards as a Conditional Land Use within the LI, Limited Industrial District.

(2) The precedents and the possible effects of such precedents, which might result from approval or denial of the petition.

The rezoning will not establish an undesirable precedent. However, the use will remain non-conforming until a Conditional Land Use permit is approved. The applicant shall bring the use into compliance with the standards of the Conditional Land Use permit if he wishes to expand his operations by changing the site or constructing new structures, driveways, or parking lots. While a non-conforming use may be continued, so long as it remains otherwise lawful, subject to the following conditions, set forth in Section 11.3 – Non-Conforming Uses of Land:

11.3.1. No such non-conforming uses shall be enlarged or increased, or extended to occupy a greater area of land than was occupied at the effective date of adoption or amendment of this Ordinance.

11.3.2. No such non-conforming use shall be moved in whole or in part to any other portion of the lot or parcel occupied by such use at the effective date of adoption or amendment of this Ordinance.

11.3.3. If such non-conforming use of land ceases operation with the intent of abandonment for a period of more than six (6) months, any subsequent use of such land shall conform to the regulations specified by the Ordinance for the district in which such land is located.

The automotive salvage operations were expanded illegally on the western portion of the subject site which is currently zoned AG-1, Agricultural. The rezoning to LI, Limited Industrial, combined with the Planning Commission's action on the text amendment will allow the applicant to operation a salvage yard as a Conditional Land Use on this western portion of the subject site. However, if the applicant does not obtain a Conditional Land Use permit for the entire site, the operations shall cease on the western portion of the site.

(3) The capability of the Township or other government agencies to provide any services, facilities, and/or programs that might be required if the petition were approved.

The rezoning will not require additional Township services or facilities.

(4) Effect of approval of the petition on the condition and/or value of property in the Township or in adjacent civil divisions.

The rezoning will not have a negative impact on property values. The automotive salvage yard is currently a non-conforming use. The rezoning is a first step in bringing the current use into compliance with the provision and intent of the Zoning Ordinance.


(5) Effect of approval of the petition on adopted development policies of Sandstone Charter Township and other government units.

The rezoning will not have a negative impact on the Township or other governmental units. The applicant is requesting the rezoning as a result of the railroad's request to close the private railroad crossing between the subject site and another property to the south.

RECOMMENDATIONS

Based on the above information, we recommend rezoning the western two-thirds (2/3) of the property (Parcel ID # 000-07-35-326-001-00) from AG-1, Agricultural District to LI, Limited Industrial District.

The applicant shall apply for a Conditional Land Use permit for the subject site.



CARLISLE/WORTMAN ASSOC., INC.
Douglas J. Lewan, PCP, AICP
Principal



CARLISLE/WORTMAN ASSOC., INC.
Alexandria Stankovich
Planner

210-1410
cc: Keith Acker, Supervisor
Pixie Sterrett, Clerk
Ken Powers, Zoning Administrator

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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** — Text amendments and district changes (i.e., rezonings) to the zoning ordinance (MCL 125.3202(1))
- **Conditional/Special Land Uses** — Special/conditional 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](http://MichiganLegislature.com) 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 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))