



# 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:

Grant E. Bauman, AICP  
R2PC Principal Planner  
(517) 768-6711  
[gbauman@co.jackson.mi.us](mailto:gbauman@co.jackson.mi.us)

DATE: May 12, 2016

TIME: 6:00 p.m.

PLACE: 5<sup>th</sup> Floor Commission Chambers  
Jackson County Tower Building  
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 April 14, 2016, meeting minutes [*ACTION*]..... 3
4. Approval of agenda  
Approval of the May 12, 2016, meeting agenda [*ACTION*]
5. Request(s) for review, comment, and recommendation
  - a. Consideration of township zoning amendment(s)  
CZ #16-08 – rezoning in Section 19 of Napoleon Township [*ACTION*] ..... 5
  - 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  
2016 Amendments to the Jackson County Solid Waste Management Plan [*PRESENTATION*]
7. Public comment [*2 MINUTE LIMIT*]
8. Commissioner comment
9. Adjournment

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# Jackson County Planning Commission

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## MEETING MINUTES

April 14, 2016

Jackson County Tower Building • Jackson, Michigan

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

- Item 1. **Call to Order and Pledge of Allegiance.** The meeting was called to order at 6:02 p.m. by Chairperson Torres. Those in attendance rose and joined in the Pledge of Allegiance.
- Roger Gaede was welcomed to the Planning Commission by Chair Torres. Commissioner Gaede introduced himself and explained his interest in representing the environment on the JCPC. The other Commissioners also introduced themselves to Mr. Gaede.
- Item 2. **Public Comment.** None.
- Item 3. **Approval of Minutes.** A motion was made by Commissioner Videto, and seconded by Commissioner Hilleary, to **approve** the minutes of the March 10, 2016, meeting as presented. *The motion was approved unanimously.*
- Item 4. **Approval of the Agenda.** A motion was made by Commissioner Morris, and seconded by Commissioner Hilleary, to **approve** the April 14, 2016, agenda as presented. *The motion was approved unanimously.*
- Item 5. **Request(s) for Review, Comment, and Recommendation**
- a. **Consideration of Township Zoning Amendment(s).**
- (1) **CZ #16-06 – Rezoning in Section 13 of Liberty Township**
- Staff summarized its report regarding the proposed rezoning of a portion of a property from Light Industrial (I-1) to Commercial (C-1), advising County Planning Commissioners to recommend disapproval of the rezoning to C-1 as well as a couple of alternatives:
1. *Amend the text of the ordinance to allow ‘indoor retail sales establishments’ as a permitted or conditional use in the ‘Light Industrial District (I-1)’.*
  2. *Consider rezoning the entire parent property and the properties directly to*

*the north—which are assessed ‘commercial vacant’ and ‘commercial’, respectively—for ‘commercial’ uses and place those in a commercial future land use category when the Township’s master plan is updated.*

Commissioner Hawley spoke about the possibility of allowing for mixed commercial and industrial uses in that part of the Township. Commissioner Gaede informed the JCPC that there will be some zoning changes along Meridian Road (US-127) in Columbia Township; he also asked some clarifying questions of staff.

A motion was made by Commissioner Morris, and seconded by Commissioner Vickers, to recommend **disapproval with comments** (see above) of the rezoning, as advised by staff (see the staff report). *The motion was approved unanimously.*

**(2) CZ #16-07 – Rezoning in Section 1 of Liberty Township**

Staff summarized its report regarding the proposed rezoning of a property from Agricultural (AG-1) to Light Industrial (I-1), advising County Planning Commission to recommend approval of the rezoning I-1 with a single comment: *The Township should consider extending the ‘industrial’ land use category on its future land use map northward to Loomis Road.*

Commissioner Gaede asked some clarifying questions of staff. Commissioner Morris noted that a 6-ft fence would be more effective than the 4-ft fence proposed by the applicant and requested that the observation be noted in the cover letter.

A motion was made by Commissioner Morris, and seconded by Commissioner Vickers, to recommend **approval with comments** of the proposed rezoning, as advised by staff (see the staff report). *The motion was approved unanimously.*

- b. **Consideration of Master Plan(s).** None.
- c. **Farmland & Open Space Preservation Program (PA 116) application(s).** None.

Item 6. **Other Business**

- a. **Unfinished Business.** None.
- b. **New Business.** None.

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

Item 8. **Commissioner Comment.**

- a. Commissioner Videto welcomed Commissioner Gaede to the JCPC.
- b. Commissioner Gaede made some concluding comments..

Item 9. **Adjournment.** The meeting was adjourned by Commissioner Torres at 6:43 p.m.

Respectfully submitted by:  
Grant Bauman, Recording Secretary



# Jackson County Planning Commission

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## COORDINATED ZONING REPORT | #16-08

**To:** County Planning Commissioners  
**From:** Grant E. Bauman, AICP  
**Date:** May 12, 2016

**Proposal:** The rezoning of a property from Rural Residential (RR) to Single-Family Residential (R-1) in Section 19 (T3S-R2E) of Napoleon Township

### Purpose

The applicant wishes to create three building lots on the subject property (see the *Proposed Rezoning Descriptions* page of the background information).<sup>1</sup>

### Location and Size of the Property

The subject property (ID# 000-15-19-476-001-00) fronts Rexford Road, west of Bayview Drive, and has an overall area of 8.89 acres. It is located in Section 19 (T3S-R2E) of the Township, fronts Big Wolf Lake, and can also be accessed from Kenward Drive (see Figure 1).

### Land Use and Zoning

**Current Land Use** – The subject property is vacant. Big Wolf Lake fronts the property to the north. Properties to the east and south are residential in nature. Adjacent properties to the west are vacant (see the Zoning Worksheet Form and Figure 5b).

**Future Land Use** – The future land use map in the *Napoleon Township Master Plan* places the subject property—and properties to the east and west—in a high density residential area (see Figure 2). The countywide future land use map in the *Jackson Community Comprehensive Plan* also places the subject property in the midst of a residential area (see Figure 3).

**Current Zoning** – The subject property is zoned Rural Residential (RR). Adjacent properties are zoned Single-Family Residential (R-1) or RR (see Figure 4).

### Public Facilities and Environmental Constraints

**Water and Sewer Availability** – Municipal sewer is available (see the Zoning Worksheet Form). However, municipal water is not available nor are there plans to make it available

**Public Road/Street Access** – Rexford Road, a paved county primary road, provides direct access to the subject property. Kenward Drive, a subdivision street which terminates on the northeast side of the property, also provides access.

<sup>1</sup> 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.

**Environmental Constraints** – The subject property has no environmental constraints according to the Township. However, the presence of wetlands and floodplains are identified (see the Zoning Worksheet Form).

### Analysis and Recommendation

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

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

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

**Yes.** The Plan places the subject property in an area recommended for high-density residential uses, which equates to R-1, RM (multiple-family residential), MPH (manufactured housing park), or PUD (planned unit development), and open space community zoning.

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

**Yes.** Given that many of the adjacent properties are already zoned R-1, the proposed rezoning of the subject property is compatible with surrounding zones.

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

**No.** The proposed rezoning should not significantly impact available public services and facilities. However, some concern regarding the condition of Kenward Drive was voiced during the public hearing on the rezoning.

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

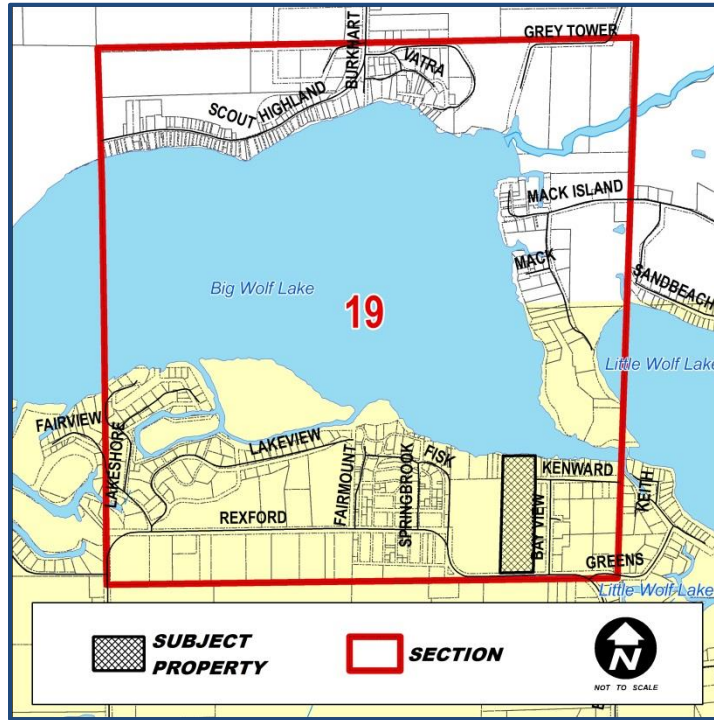
**Yes.** Given the presence of R-1 zoning in the general area of the subject property, uses allowed in the R-1 District will be equally or better suited as the existing RR zoning.

**Suggested Actions:**

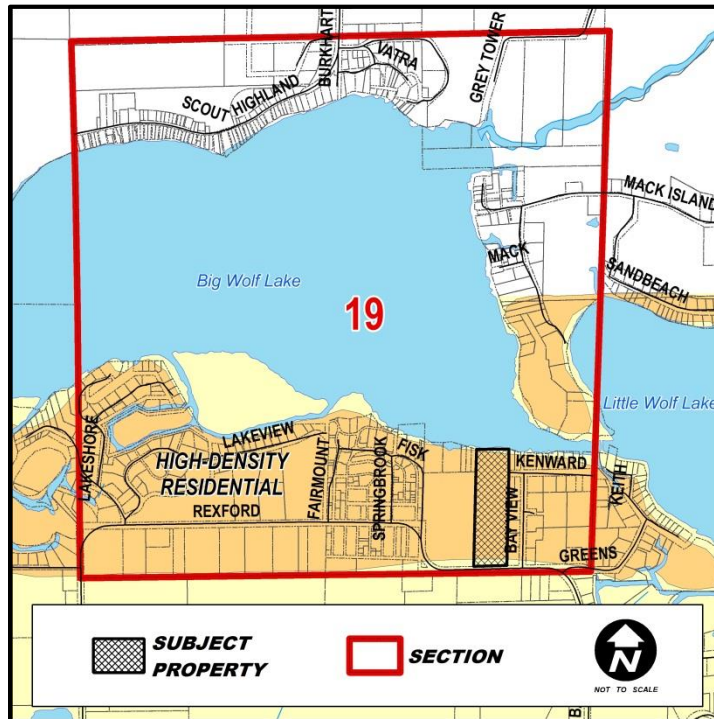
- (1) Recommend **APPROVAL**
- (2) Recommend **DISAPPROVAL**
- (3) Recommend **APPROVAL WITH COMMENTS**
- (4) Take **NO ACTION**

**Staff Recommendation** – Based upon this analysis, staff advises the Jackson County Planning Commission to recommend **APPROVAL** of the rezoning of the subject property to Single-Family Residential (R-1).

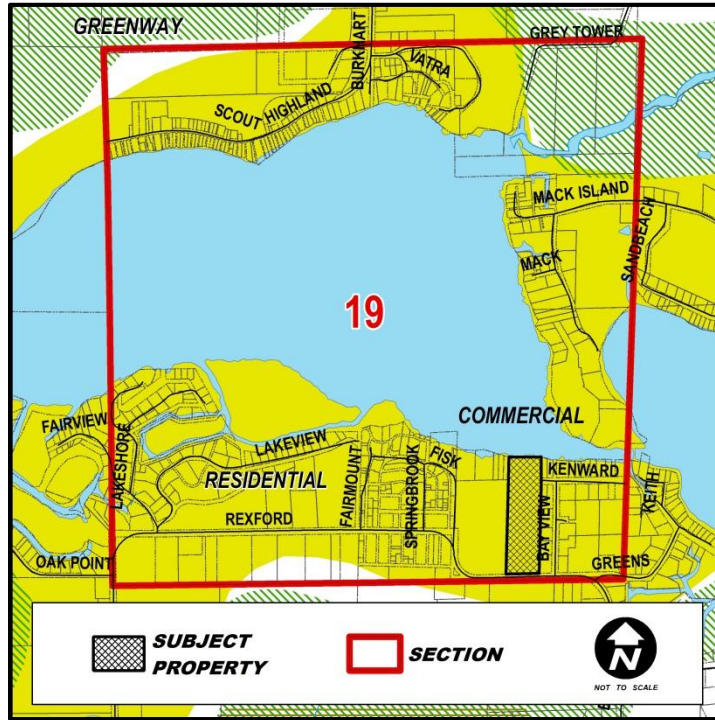
**Figure 1**  
**Location**



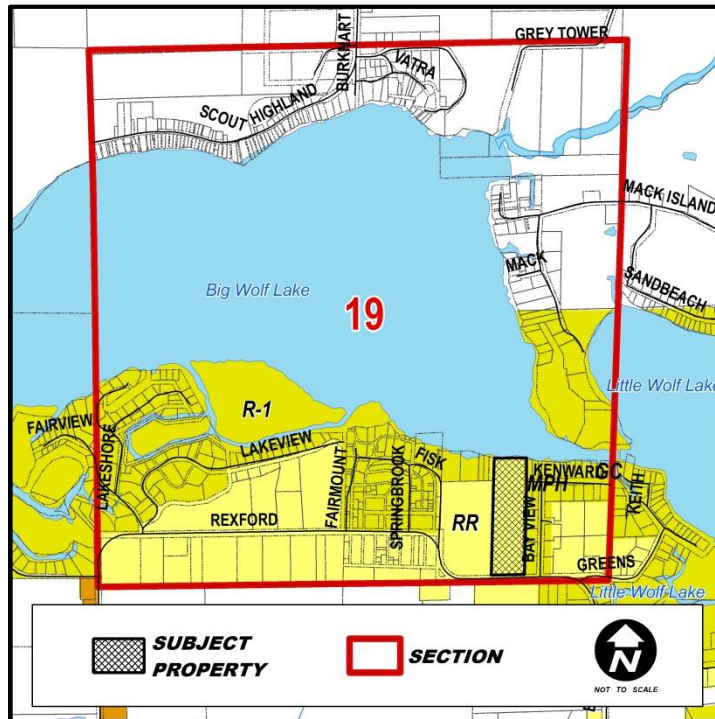
**Figure 2**  
**Municipal Future Land Use**



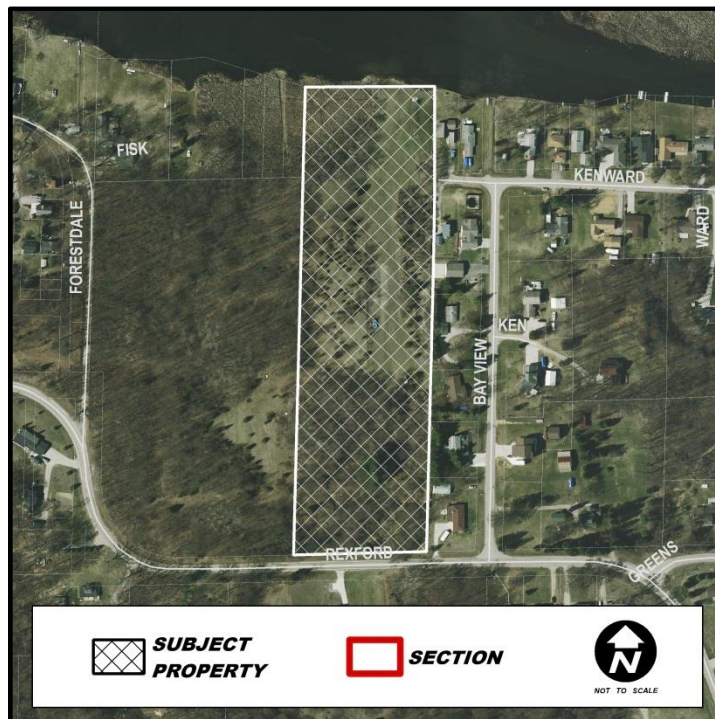
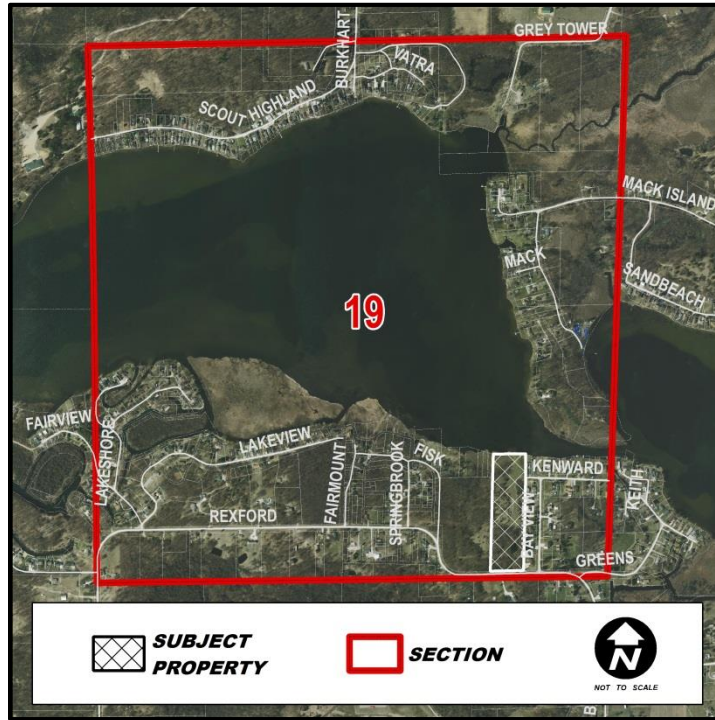
**Figure 3**  
**Countywide Future Land Use**



**Figure 4**  
**Municipal Zoning**



**Figures 5a & 5b  
Aerial Photos**



**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 Napoleon 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 Vacant Land 9800 block Rexford Rd. - parcel ID 000-15-19-476-001-00 - 8.89 acres

1. The above described property has a proposed zoning change FROM Rural Residential RR ZONE TO Residential R-1 ZONE.

2. PURPOSE OF PROPOSED CHANGE: Develop 3 building lots

**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.)

Develop 3 building lots

C. PUBLIC HEARING on the above amendment was held on: month April day 21 year 2016

D. NOTICE OF PUBLIC HEARING was published/mailed on the following date: month April day 2 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: Brooklyn Exponent

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.

Julie Wilson *Julie Wilson*, Recording Secretary 04 / 21 / 2016 (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.

\_\_\_\_\_ ( ) Chair or ( ) 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: Napoleon Township Case #: 16-04-0006

Township official we may contact: John Worden Phone #: ( 517 ) 536 - 8694

Applicant: David J. Jodis Phone #: ( 517 ) 796 - 4602

Rezoning Request: From: Rural Residential ( RR ) To: Residential 1 ( R-1 )

Property Location: Section(s): 19 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"): 8.89 acres

Please attach location map  Yes  No

What is the existing use of the site? Vacant

What is the proposed use of the site? Create 3 building sites

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

North: Wolf Lake South: Residential

East: Residential West: Residential

What are the surrounding Zoning Districts?

North: Residential ( R-1 ) South: Agricultural ( AG )

East: Rural Residential and Residential ( RR ) West: Residential ( R-1 )

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

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 Rexford and Kenward

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.

# NAPOLEON TOWNSHIP ZONING APPLICATION

Print or Type

CASE # 16-04-000B

① This application will not be processed if incomplete. \*\*All required materials must be submitted at least thirty (30) days prior to the next Planning Commission meeting. Site Plans with all documentation thirty (30) days prior to the next Planning Commission meeting.

◆ All required materials must be submitted at least thirty (30) days prior to the next Zoning Board of Appeals meeting.

**APPLICATION FOR**

- |   |   |
|---|---|
| <input type="checkbox"/> Rezoning **          | <input type="checkbox"/> Variance ◆               |
| <input type="checkbox"/> Site Plan Review     | <input type="checkbox"/> Conditional Use **       |
| <input type="checkbox"/> Planned Developments | <input type="checkbox"/> Home Occupation **       |
| <input type="checkbox"/> Special Land Use     | <input type="checkbox"/> Site Plan Change/Renewal |
| <input type="checkbox"/> Amendments           | <input type="checkbox"/> Administrative Site Plan |
|   | <input type="checkbox"/> Other                    |

②

**APPLICANT INFORMATION** (If different than owner, a letter of authorization from the owner must be attached)

Name(s) DAVID V. JODIS Phone 517 796 4602  
 Address 5020 GRANDE VIEW LANE  
JACKSON, MI 49201

③

**OWNER INFORMATION**

Name(s) SAME Phone \_\_\_\_\_  
 Address \_\_\_\_\_

④

**PROPERTY INFORMATION**

Address or Location REXFORD ROAD - NO ADDRESS  
 Permanent Parcel # 000-15-19-476-001-00  
 Zone District (Current) \_\_\_\_\_ Property Size 8.89 ACRES  
 Attach legal description-also a survey, site drawing and pictures may be required.

⑤

**NARRATIVE DESCRIPTION OF PROPOSED USE/REQUEST** (attach additional pages as needed)

REZONE FROM RR TO R1. PROPERTY WILL BE SPLIT INTO 3 PARCELS SUITABLE FOR RESIDENTIAL HOME USE PER ATTACHED MAP/DRAWING.

I hereby attest that the information on this application form is, to the best of my knowledge, true and accurate.

<u>David V. Jodis</u>		<u>3/16/16</u>
Signature of Applicant	Signature of Applicant	Date

⑥

I hereby grant permission for members of the Napoleon Township (Planning Commission) (Zoning Board of Appeals) (Township Board) to enter the above described property (or as described in the attached) for the purpose of gathering information related to this application. (Note to Applicant: This is optional and will not affect any decision on your application.)

<u>David V. Jodis</u>		<u>3/16/16</u>
Signature of Applicant	Signature of Applicant	Date

**DO NOT WRITE BELOW THIS LINE**

⑦

Date Received <u>3/21/16</u>	Application <input checked="" type="checkbox"/>	E-mail or CD/PDF <input type="checkbox"/>	Meeting Dates: PC <u>4/21/16</u>
Submitted Materials: Site plan <input type="checkbox"/>	# of copies 24 x 36 <input type="checkbox"/>	11 x 17 <input type="checkbox"/>	ZBA _____
	Site plan checklist <input type="checkbox"/>	Environmental checklist <input type="checkbox"/>	CNTY <u>5/12/16</u>
		Pictures\ Video <input type="checkbox"/>	TWPBD <u>6/14/16</u>
Survey: Stake <input type="checkbox"/>	Morgage <input type="checkbox"/>		Publication Dates #1 <u>4/5/16</u>
Letters: JCRC <input type="checkbox"/>	JCDC <input type="checkbox"/>	JCHD <input type="checkbox"/>	WEB _____
	DPW <input type="checkbox"/>	JCAP <input type="checkbox"/>	
Application Fee <u>\$350</u>	Publication\Mailing Fee _____		
APPLICATION ACCEPTED BY: <u>John Warden</u>			

**NOTE: Please attach all documents as required for each type of request and as listed on the attached sheets. Publication and postage cost charged accordingly over and above filing fees.**

Minutes of the Meeting of the  
Napoleon Planning Commission  
April 21, 2016

Call to Order: 7:05 pm

Commission Members Present: Steve Doerr Steve Smoyer  
Julie Wilson, Secretary Scott Miles  
David Conlon

Minutes of March 17, 2016 Meeting: Motion by Conlon and supported by Smoyer to approve the meeting minutes with the addition of "operating hours to be Monday through Saturday". All Ayes. Motion passed.

Case #16-04-0006 – Rezoning Vacant Land at the 9800 block of Rexford Road from Rural Residential (RR) to Residential (R-1) – David Jodis/Applicant

Worden stated that the public was notified and no letters were received.

David Jodis of 5020 Grande View Lane, Jackson, stated that the parcel will be divided into three parcels. Two of the parcels will be built on. Both houses will be connected to the public sewer.

Doerr read section 3.11 of the Napoleon Township Zoning Ordinance describing RR and R-1. Doerr read sections 3.2 and 3.3 which describes the intent of RR and R-1.

Don Beach, 7138 Bayview, questioned if there would be access to the parcels from Kenward as he is worried about having large trucks drive on the already damaged road. Tim Wirth, 7272 Kenward, also questioned access to the parcels.

David Jodis stated that modular homes will be put on parcels A and B with access for parcel A from Kenward. He plans to get an easement across parcel A to get to parcel B, if needed. Parcel B will primarily be accessed from Rexford Road.

Doerr read Section 3.12.1 - Minimum Lot Width and noted that conditions are met.

Smoyer stated he lives in the neighborhood and was officially notified but has no connections to the property owner.

Doerr moved and Miles supported the motion that the Planning Commission recommend approval to the Napoleon Township Board to rezone the vacant land from RR to R-1 with any subsequent subdivided parcels to also be zoned R-1. All Ayes.

Worden stated that the Zoning Board of Appeals has asked to Planning Commission to review Section 4.5.1 C which addresses accessory structures based on lot size. Doerr asked that it be put on the next meeting's agenda as a discussion item.

Doerr would also like to discuss changing the meeting dates of the Planning Commission at next month's meeting. It has been brought to the attention of the Planning Commission Board that changing the dates would accommodate the schedule of new member, Doug Lammers. Also, a change could make the process of approvals shorter by getting documents to the Jackson County Board faster.

Meeting Adjourned: 8:04

Julie Wilson, Secretary

## NOTICE

The Napoleon Township Planning Commission will hold a public hearing April 21, 2016, at 7:00 p.m. in the Township Hall, 6775 Napoleon Road, Napoleon, MI 49261.

At this time all interested parties will be heard on the request of David J. Jodis of 5020 Grandview Lane, Jackson, MI 49201 to rezone vacant land on Rexford Rd. Parcel # 000-15-476-001-00 from Rural Residential (RR) to Residential (R-1). The property and request are more particularly described and on exhibit at the Township Office. Napoleon Township Office is open from 7:00 a.m. to 5:00 p.m. Monday – Thursday during which time the Zoning Ordinance/Zoning Map may be examined. John Worden, Zoning Administrator

The property is currently zoned Rural Residential (R-1)

Napoleon Township Office is open from 7:00 a.m. to 5:00 p.m. Monday – Thursday during which time the Zoning Ordinance/Zoning Map may be examined. Written comments regarding the above may be directed to the Township, or by calling (517) 536-8694 Extension 209. Napoleon Township will provide any necessary or reasonable auxiliary aids at the meeting for persons with disabilities, upon ten (10) days written notice to the Township. John Worden, Zoning Administrator

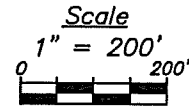
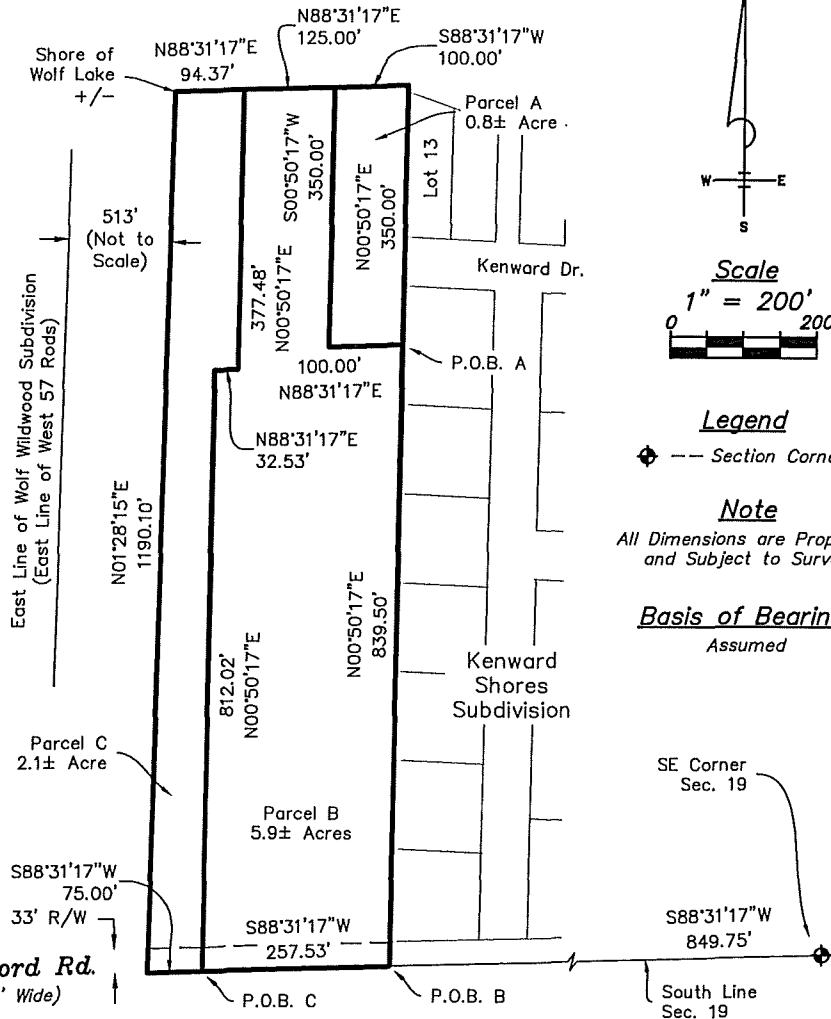
The Exponent  
Insertion Date: April 5, 2016

Copy to Chris Hawker, Clerk

# Proposed Rezoning Descriptions

For:  
David Jodis

Part of the SE 1/4 of  
Sec. 19, T3S, R2E  
Napoleon Twp., Jackson County, MI



### Legend

◆ --- Section Corner

### Note

All Dimensions are Proposed and Subject to Survey

### Basis of Bearings

Assumed

A parcel of land in the Southeast 1/4 of Section 19, Town 3 South, Range 2 East, Napoleon Township, Jackson County, Michigan, more particularly described as:

**Commencing** at the Southeast Corner of said Section 19; thence S88°31'17"W along the South Line of said section, 849.75 feet to the extension Southerly of the West Line of Kenward Shores Subdivision; thence N00°50'17"E along said West Line, 839.50 feet to the **Point of Beginning** of this description; thence continuing N00°50'17"E along said West Line and its extension Northerly, 350.00 feet to the Shore of Wolf Lake; thence S88°31'17"W 100.00 feet; thence S00°50'17"W 350.00 feet; thence N88°31'17"E 100.00 feet to the **Point of Beginning**. Containing 0.8 acre, more or less. Parcel to be combined with Lot 13. Subject to all easements and restrictions, if any.

#### Parcel B:

A parcel of land in the Southeast 1/4 of Section 19, Town 3 South, Range 2 East, Napoleon Township, Jackson County, Michigan, more particularly described as:

**Commencing** at the Southeast Corner of said Section 19; thence S88°31'17"W along the South Line of said section, 849.75 feet to the extension Southerly of the West Line of Kenward Shores Subdivision and the **Point of Beginning** of this description; thence continuing S88°31'17"W along said South Line, 257.53 feet; thence N00°50'17"E 812.02 feet; thence N88°31'17"E 32.53 feet; thence N00°50'17"E 377.48 feet to the Shore of Wolf Lake; thence N88°31'17"E 125.00 feet; thence S00°50'17"W 350.00 feet; thence N88°31'17"E 100.00 feet to the West Line of Kenward Shores Subdivision; thence S00°50'17"W along said plat line and its extension Southerly, 839.50 feet to the **Point of Beginning**. Containing 5.9 acres, more or less. Subject to the rights of the public to Rexford Road. Also to all easements and restrictions, if any.

#### Parcel C:

A parcel of land in the Southeast 1/4 of Section 19, Town 3 South, Range 2 East, Napoleon Township, Jackson County, Michigan, more particularly described as:

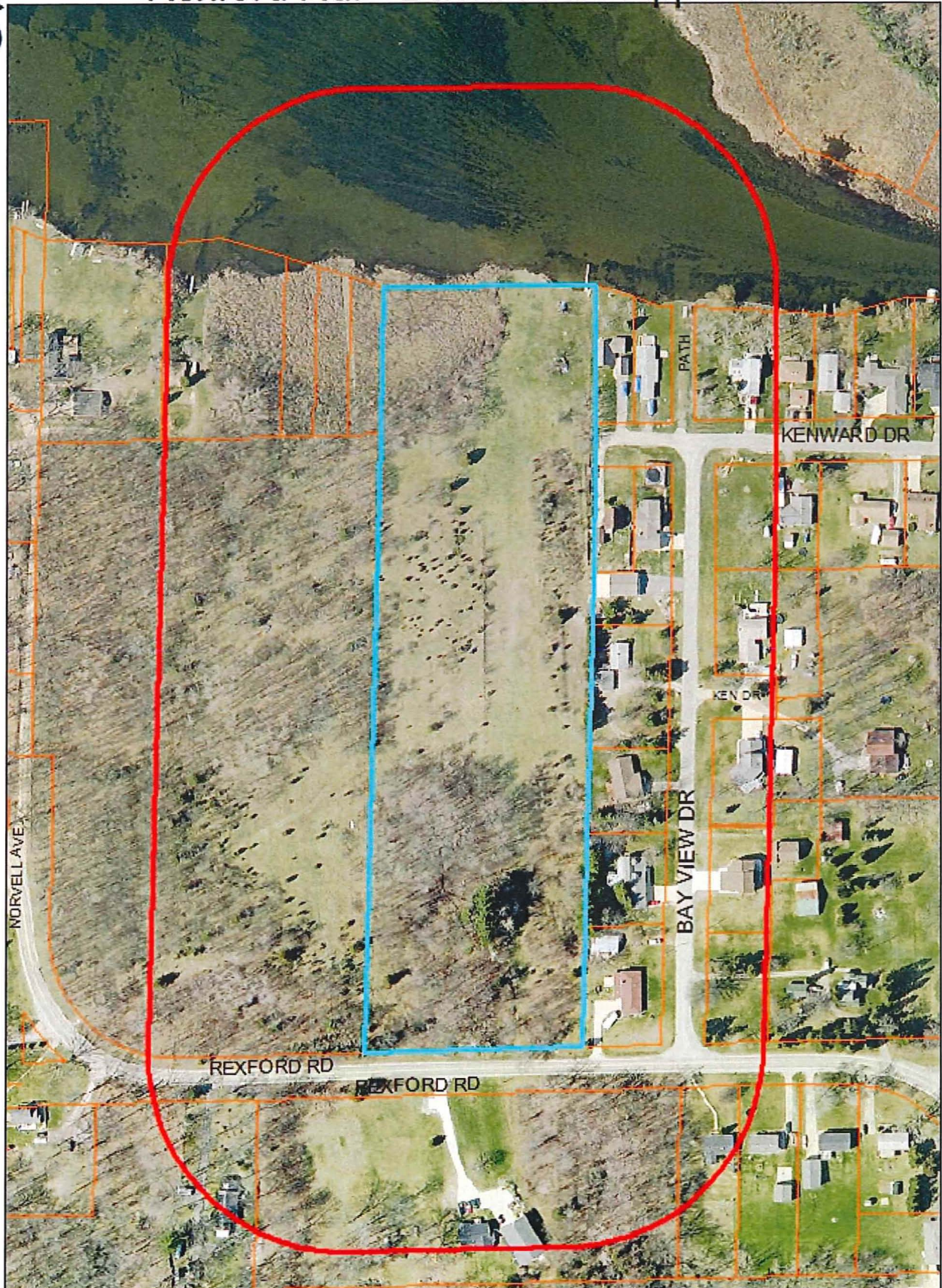
**Commencing** at the Southeast Corner of said Section 19; thence S88°31'17"W along the South Line of said section, 1107.28 feet to the **Point of Beginning** of this description; thence continuing S88°31'17"W along said South Line, 75.00 feet to the East Line of the West 1453.50 feet of said Southeast 1/4; thence N01°28'15"E along said East Line, 1190.10 to the Shore of Wolf Lake; thence N88°31'17"E 94.37 feet; thence S00°50'17"W 377.48 feet; thence S88°31'17"W 32.53 feet; thence S00°50'17"W 812.02 feet to the **Point of Beginning**. Containing 2.1 acres, more or less. Subject to the rights of the public to Rexford Road. Also to all easements and restrictions, if any.

FILE NAME: 3745.DWG

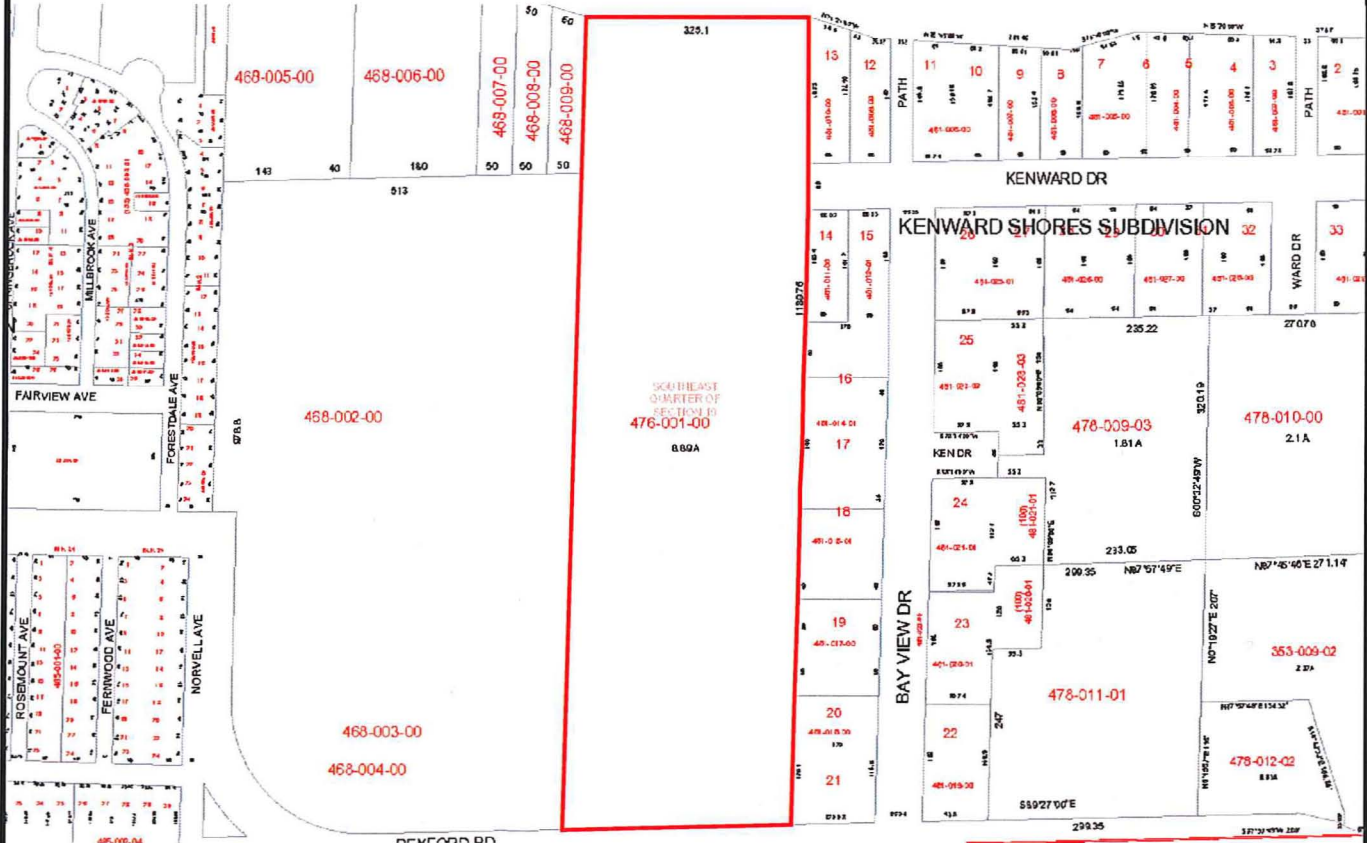
JOB # :	2016.3745
DRAWN :	RST
DATE :	3-15-16
SCALE :	1" = 200'
PAGE :	1 OF 1

**SSC SHERIDAN SURVEYING CO.**  
910 Fifth Street Michigan Center, MI 49254

Case#16-04-0006-Rezoning from RR to R-1 Vacant Land  
Rexford Rd. - David Jodis-Applicant



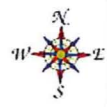
# PARCEL DATA SHEET - PARCEL ID: 000-15-19-476-001-00



OWNER NAME	JODIS DAVID V		<b>2013</b>	<b>2014</b>	<b>2015</b>
OWNER ADDRESS	5020 GRANDVIEW LANE JACKSON MI 49201	TAXABLE VALUE	\$26,191	\$26,610	\$27,035
HOMESTEAD	0%	ASSESSED VALUE	\$97,237	\$99,118	\$88,558
PARCEL ADDRESS	REXFORD RD JACKSON MI 49201	TAX DESCRIPTION	BEG AT SE COR OF SEC 19 TH W ALG S SEC LN 849.75 FT FOR P OF BEG OF THIS DESCN TH N 1189.5 FT TO SHORE LN OF WOLF LAKE TH W ALG SD SHORE LN 325.1 FT SD PT ALSO BEING 513 F E OF THE E LN OF THE RECORDED PLATOF WOLF WILDWOOD TH S PAR WITH THE E SEC LN TO THE S SEC LN TH E ALG S SEC LN TO BEG. SEC 19 T3S R2E		
PROPERTY CLASS	402 - RESIDENTIAL VACANT				
STATUS	Active				
ACREAGE	8.89 Acres				
GOVT UNIT	Napoleon				
TAX UNIT	Napoleon				
SCHOOL DISTRICT	NAPOLEON SCHOOL				
LIBER/PAGE	1975-250				



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 March 08, 2016.



David Jodis

### PARCEL DATA SHEET - PARCEL ID: 000-15-19-476-001-00

OWNER NAME	JODIS DAVID V	2013	2014	2015	
OWNER ADDRESS	5020 GRANDVIEW LANE JACKSON MI 49201	TAXABLE VALUE	\$26,191	\$26,610	\$27,035
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517 796 4602

3 lots

Rezone - R1



7274 Kenward St

© 2016 Google

Google e

1998

Imagery Date: 7/14/2015 42°11'25.79" N 84°14'02.96" W elev 953 ft eye alt

**NOTICE**

At its budget hearing, the Rollin Township Board adopted the following budget for the 2016-17 fiscal year:

REVENUE:	\$493,240
APPROPRIATIONS:	
101 Governing Body -	\$ 20,300
171 Supervisor -	\$ 17,710
215 Clerk -	\$ 30,980
223 Audit	\$ 4,400
247 Board of Review -	\$ 1,590
253 Treasurer -	\$ 24,910
257 Assessor -	\$ 40,450
262 Elections -	\$ 10,480
265 Building & Grounds -	\$ 43,280
266 Attorney -	\$ 14,300
276 Cemetery -	\$ 25,600
279 Construction Board of Appeals -	\$ 150
336 Fire Department -	\$ 68,477
371 Building Inspection Dept. -	\$ 48,390
410 Planning Commission -	\$ 14,246
412 Zoning Board of Appeals -	\$ 6,750
445 Drains at Large -	\$ 500
446 Highways, Streets & Bridges -	\$ 101,220
526 Transfer Station -	\$ 20,600
751 Parks & Recreation -	\$ 7,315
851 Insurance & Bonds -	\$ 13,150
890 Contingency -	\$ 18,442
Total Appropriations -	\$533,240
Reduction in Fund Balance -	\$ 40,000

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**STATE OF NEW HAMPSHIRE**

**JUDICIAL BRANCH  
SUPERIOR COURT**

**CITATION FOR PUBLICATION Superior Court Rule 4(d)  
CASE NAME: Robin LeBlanc, et al v Daniel Morea  
CASE NUMBER: 211-2015-CV-00222**

The above entitled action is now pending in this Court. The original pleading is on file and may be examined by interested parties. The Court has issued an Order for Service by Publication on defendant(s) Daniel Morea.

**The Court ORDERS:** Robin LeBlanc; Michael LeBlanc shall give notice to Daniel Morea of this action by publishing a verified copy of this Citation for Publication once a week for three successive weeks in the Brooklyn Exponent, a newspaper of general circulation. The last publication shall be on or before May 05, 2016.

Also, **On OR BEFORE 30 days after the last publication.** Daniel Morea shall file an Appearance and Answer or other responsive pleading with this Court. A copy of the Appearance and Answer or other responsive pleading must be sent to the party listed below and any other party who has filed an appearance in this matter.

**May 26, 2016** Robin LeBlanc; Michael LeBlanc shall file the Return of Service with this Court. Failure to do so may result in this action being dismissed without further notice.

Notice to Daniel Morea: If you do not comply with these requirements, you will be considered in default and the Court may issue orders that affect you without your input.

**March 21, 2016**

Send copies to :  
Harvey Jay Garod, ESQ  
Law Offices of Harvey J. Garod  
PO Box 1151  
Laconia NH 03247  
BY ORDER OF THE COURT

Belknap Superior Court  
64 Court St.  
Laconia NH 03246  
1-855-212-1234  
www.courts.state.nh.us

3413

**STATE OF MICHIGAN**

**PROBATE COURT  
COUNTY OF JACKSON**

**NOTICE TO CREDITORS- DECEDENT'S ESTATE  
FILE NO. 16-192-DE**

Estate of JACK E. CONANT, Deceased. Date of birth: 03/17/1937.

**NOTICE TO CREDITORS:** The decedent, Jack E. Conant, died 11/21/2015. Creditors of the decedent are notified that all claims against the estate will be forever barred unless presented to Dennis J. Conant, personal representative, or to both the probate court at 312 S. Jackson Street, Jackson, MI 49201 and the personal representative within 4 months after the date of publication of this notice.

**March 8, 2016**

Dennis J. Conant P23340  
2654 Spring Arbor Rd.  
Jackson, MI 49203  
(517) 787-3560

Dennis J. Conant P23340  
2654 Spring Arbor Rd.  
Jackson, MI 49203  
(517) 787-3560

**NOTICE**

The Napoleon Township Planning Commission will hold a public hearing April 21, 2016, at 7:00 p.m. in the Township Hall, 6775 Napoleon Road, Napoleon, MI 49261.

At this time all interested parties will be heard on the request of David J. Jodis of 5020 Grandview Lane, Jackson, MI 49201 to rezone vacant land on Rexford Rd. Parcel # 000-15-476-001-00 from Rural Residential (RR) to Residential (R-1). The property and request are more particularly described and on exhibit at the Township Office. Napoleon Township Office is open from 7:00 a.m. to 5:00 p.m. Monday – Thursday during which time the Zoning Ordinance/Zoning Map may be examined. John Worden, Zoning Administrator

The property is currently zoned Rural Residential (R-1)

Napoleon Township Office is open from 7:00 a.m. to 5:00 p.m. Monday – Thursday during which time the Zoning Ordinance/Zoning Map may be examined. Written comments regarding the above may be directed to the Township, or by calling (517) 536-8694 Extension 209. Napoleon Township will provide any necessary or reasonable auxiliary aids at the meeting for persons with disabilities, upon ten (10) days written notice to the Township. John Worden, Zoning Administrator

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**Did you get the shot??**



**EXPONENTPHOTOS.SMUGMUG.COM**

**NOTICE OF PUBLIC HEARING**

THE COLUMBIA TOWNSHIP ZONING BOARD OF APPEALS WILL HOLD A PUBLIC HEARING ON THURSDAY APRIL 21, 2016 AT 7:00 P.M. IN THE COLUMBIA TOWNSHIP OFFICE, 8500 JEFFERSON RD, BROOKLYN, MI TO CONSIDER THE FOLLOWING REQUEST:

RICHARD LIEBICH FOR A VARIANCE REQUEST TO CONSTRUCT DECKS A DISTANCE OF 41' THE BACK (WATER-SIDE) LOT LINE ON PROPERTY KNOWN AS LOT 120 BAYVIEW SHORES, 109 MORNINGSIDE BROOKLYN, MI 49230 ADP#000-19-27-105-007-00.

A MORE DETAILED DESCRIPTION OF THIS PROPERTY IS AVAILABLE FOR INSPECTION AT THE COLUMBIA TOWNSHIP OFFICE. PUBLIC COMMENTS INPERSON OR IN WRITING WILL BE HEARD AT THE HEARING.

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**PLACE YOUR 'THANK YOU'**

free up to 100 Words. • Call 592-2122 or email [sell@theexponent.com](mailto:sell@theexponent.com)

**COLOR COPIES – 50¢ each.** The Brooklyn Exponent, 160 S. Main St., Brooklyn. 592-2122