



PLANNING COMMISSION

Wednesday, August 5, 2026 at 6:00 PM

City Hall, 2nd Floor Council Chambers

AGENDA

1. CALL TO ORDER.

2. ROLL CALL.

3. ADOPTION OF AGENDA, AUGUST 5, 2026.

4. APPROVAL OF MINUTES, MAY 6, 2026.

A. Minutes of May 6, 2026.

5. PUBLIC COMMENTS AND COMMUNICATIONS (NON-AGENDA ITEMS)

(3-Minute Limit)

6. CONSIDERATION OF APPLICATIONS.

- A. 906 E Pearl Street (Parcel # 7-056000000) Request for a Conditional Use Permit for a Childcare Center
- B. Rezoning (Map Amendment) 1401-1409 N Blackstone (Parent Parcel # 1-083400000), 1409 N Blackstone (Child Parcel # 1-0834.0400), 1407 N Blackstone (Child Parcel # 1-0834.0300). 1405 N Blackstone (Child Parcel # 1-0834.0200)
- C. Rezoning (Map Amendment) 1308 Lansing Ave (Parcel #2-210900000), 1310 Lansing Ave. (Parcel #2-2108.1000), 1314 Lansing Ave. (Parcel # 2-211.1000)
- D. Rezoning (Map Amendment) 300 Homewild Ave (Parcel #7-029000000), 409 N Martin Luther King Jr DR (Parcel #7-0289.1000), 415 N Martin Luther King Jr DR (Parcel # 7-029400000), 300 Burr ST (Parcel # 7-068900000)

7. OLD BUSINESS

A. Master Plan Update

8. NEW BUSINESS.

9. COMMISSIONER / PLANNER COMMENTS.

10. NEXT MEETING REMINDER, SEPTEMBER 2, 2026.

11. ADJOURNMENT.

CITY OF JACKSON
PLANNING COMMISSION

REGULAR MEETING MINUTES
May 6, 2026 | 6:00 PM
City Hall, 2nd Floor Council Chambers

1. CALL TO ORDER

- a. Chair Johnson called the meeting to order at 6:03 PM.

2. ROLL CALL

- a. Members Present: David Hammontree (Secretary), James Johnson (Chair), Clyde Mauldin (ZBA Liaison), Chelsea Poole (Vice Chair)
- b. *Ex officio* Member Present: Daniel Mahoney (Mayor)
- c. Absent: Jonathan Greene (City Manager, *Ex officio*), Conner Wood (Councilmember – Ward 4, *Ex officio*)
- d. Staff Present: R. John O'Connor (Planning Director / Zoning Administrator)
- e. A quorum was present.

3. ADOPTION OF AGENDA – MAY 6, 2026

- a. Motion by Mahoney, supported by Johnson, to adopt the agenda as presented.
Vote: All ayes. Motion carried.

4. APPROVAL OF MINUTES

- a. Motion by Mahoney, supported by Mauldin, to approve the minutes of the April 1, 2026 meeting. Vote: All ayes. Motion carried.

5. PUBLIC COMMENTS AND COMMUNICATIONS (NON AGENDA ITEMS)

- a. No public comments were received.

6. UNFINISHED BUSINESS

- a. Master Plan Update
 - i. Staff provided an update regarding the Master Plan process and community engagement strategy.

Introductions were made of Alex Herr, Property Code Technician, and John Benedetto, recent graduate of Michigan State University, who will assist with engagement efforts.

Director O'Connor outlined a comprehensive engagement approach that includes pop up events at community locations such as coffee shops, the library, parks, recreational facilities, Jackson College, and the YMCA. Additional outreach efforts will target youth and senior populations to ensure broad demographic representation.

Commissioners were encouraged to assist with engagement by distributing survey materials, participating in events, and recommending additional outreach opportunities.

Discussion addressed participation gaps among younger demographics, the structure and role of the Steering Committee, and opportunities for Planning Commissioner involvement. Staff indicated updates and materials will continue to be shared throughout the process.

7. NEW BUSINESS

- a. No new business was presented.

8. PLANNER'S COMMENTS

- a. AI and Data Centers
 - i. Director O'Connor provided information regarding emerging trends in artificial intelligence infrastructure and data center development.

It was noted that the City does not currently have ordinance language specifically addressing data centers, requiring staff to evaluate such proposals under existing industrial classifications. Staff indicated a need to consider future zoning amendments addressing buffering, noise, lighting, water use, and other operational impacts.

Potential development sites within the City were identified, including the Goodyear and Kelsey Hayes properties. The Director O'Connor also shared insights from recent professional training, including best practices and lessons learned from other municipalities.

Commission discussion included potential economic benefits, infrastructure implications, and the importance of proactive planning.

Additional discussion addressed aesthetic and buffering concerns related to utility infrastructure in residential areas. Staff indicated a willingness to coordinate with utility providers regarding potential improvements.

9. COMMISSIONER COMMENTS

- a. Commissioners expressed appreciation for staff efforts related to the Master Plan and ongoing research regarding data centers. Support was noted for continued engagement and proactive planning initiatives.

10. NEXT MEETING REMINDER

- a. The next regular meeting is scheduled for June 3, 2026.

11. ADJOURNMENT

- a. Motion to adjourn was approved by consensus. The meeting adjourned at 6:37 PM.

Application for Conditional Use Permit (CUP)

Requires a public hearing before the Planning Commission

\$500.00 fee required with application submittal.

Instructions and additional information on Page 2 and Page 3

Nature of Conditional Use

- | | | |
|---|---|--|
| ☐ Automobile Service Station | ☐ Religious Institution | ☐ Recycling Center |
| ☐ Auto Wash | ☐ Home Occupation | ☐ Resource Center |
| ☐ Billboard | ☐ Off-Street Parking (R-3 & R-4 Only) | ☐ School |
| ☒ Child Care Center | ☐ Radio and Television Broadcasting Studio | ☐ Self-Service Storage Facility |

APPLICANT

Name: Michael Rivait
Address: 5918 St.Antoine St., Unit 501
City: Ferndale State: MI Zip: 48220
Phone: (248) 670-2011
Email: michael@newdetroit.com

PROPERTY OWNER ☐ Same as applicant

Name: Michael Rivait
Address: P.O. BOX 20092
City: Ferndale State: MI Zip: 48220
Phone: (248) 670-2011
Email: michael@newdetroit.com

ADDRESS SUBJECT TO CONDITIONAL USE REQUEST

Property Identification #: 7-056000000
Address: 906 East Pearl Street
City: Jackson State: MI Zip: 49201
Nearest Intersection: North State Street

Current Zoning Designation: R-4
Current Use: ☐ Residential ☒ Commercial
☐ Industrial ☐ Mixed

CONDITIONAL USE INFORMATION

Briefly explain function of the conditional use request (attach additional pages if necessary): See Attachment 1

All applications must be accompanied by a site plan meeting the requirements of Section 28-135 and the specific use requirements in Section 28-145 (d). Applications submitted without a site plan will be deemed incomplete.

I hereby attest that I/we have read and understand the application form, that the information submitted is true and accurate, and agree to all the terms, conditions, and other City of Jackson Code requirements. Furthermore, I/we understand all conditional use permit applications are subject to review, standards, regulations, and procedures of Section 28-145 of the City of Jackson zoning ordinance.

Signature of Applicant

Date

Signature of Owner

(If different than applicant)

Date

If the owner cannot sign this form, the applicant shall submit a letter of consent from the property owner with this application.

OFFICE USE ONLY

CASE: PLUP26-0002 Application Accepted By: mm
Materials Submitted with Application: ☐ Plans ☒ Other
Total Pages Submitted: _____ Amount of Fee Paid: \$ 500 ☐ Cash ☐ Check Check #: _____

The applicant desires approval of a conditional use permit to accommodate a 3,500 SF daycare use to be located on the ground level of 906 East Pearl Street, which is the former Allen School. The applicant understands that the R-4 zoning currently allows for childcare centers as a conditional use. The proposed renovation of the former Allen School property is meeting a need for multi-family housing in a mixed-use configuration in this area of downtown. The target market includes working families with needs for mixed commercial uses (such as a daycare facility) within walking distance. The proposed daycare as an accessory use on the ground floor would serve the nearby residents, businesses and institutions located immediate to the project area. The daycare facility is estimated to accommodate up to 60 children. Mixed-use commercial projects such as this are consistent with existing and future land use patterns and the characteristics of the Health District designation, as described in the City Master Plan. Pedestrian and vehicular traffic generated from this proposed project would be accommodated mostly off-street via the utilization of a rehabilitated and expanded adjacent surface parking lot. The proposed 100- space surface parking lot will be landscaped, lit, signed and secured. The play area will be screened from the public and residential areas. This conditional use permit request is being made by the applicant in tandem with a separate zoning use variance request to the Zoning Board of Appeals. The request to the ZBA is to approve a proposed coffee shop accessory use at the property and to approve a reduction of required off-street parking spaces. Approval from the Historic District Commission has already been obtained by the applicant for the project.

August 5, 2026

**Conditional Use Permit
906 E Pearl Street.
City of Jackson, Michigan**

GENERAL INFORMATION

Applicant: Michael Rivait
5918 St. Antoine St., Unit 501
Ferndale, Mi, 48220

Subject Location: 906 E Pearl Street (Parcel #7-056000000)

Received Date: July 5, 2026

Current Zoning: R-4, High Density Apartments

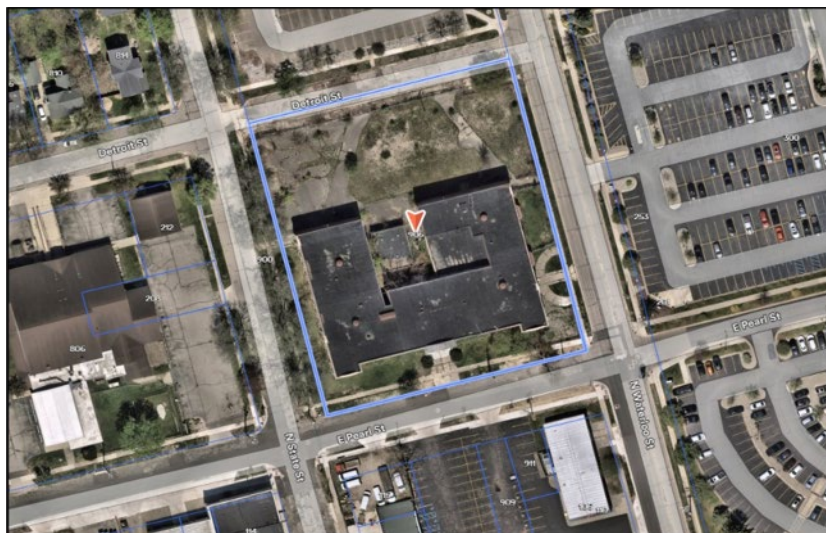
Action Required: The city planning commission shall hear and make determinations regarding applications for conditional uses listed in the district regulations and supplemental provisions of this chapter. (Chapter 28)

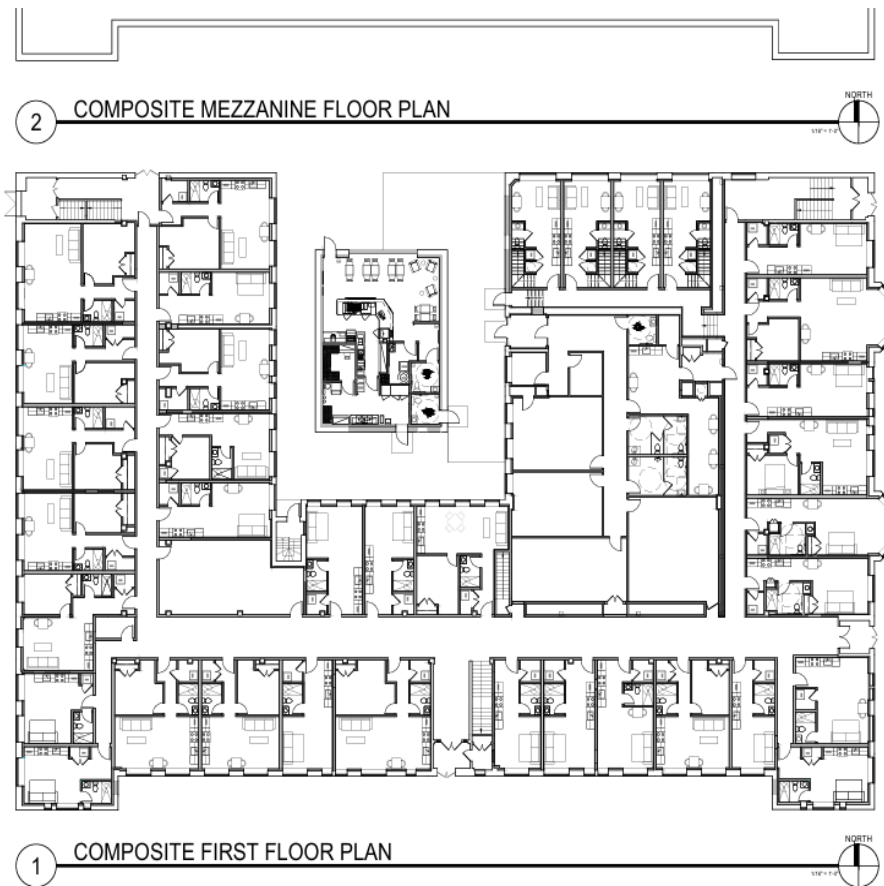
SITE AND PROJECT DESCRIPTION

The applicant is seeking a conditional use permit for a Child Care Center inside a mixed-use building with 80 residential units and a coffee shop. The Childcare Center will serve both the building occupants along with the other residents in the health district. The owner plans to have a license for up to 60 Children in the 3,500 Square foot facility.

The subject address is located West of the Hospital, South of the former Detroit street, East of N. State Street, and West of Waterloo Street. The property occupies a full city block, is listed both national and locally as a historic place. The property is 1.8 acres and the former school is over

Childcare Centers are a conditional use in the R-4 Zoning District .

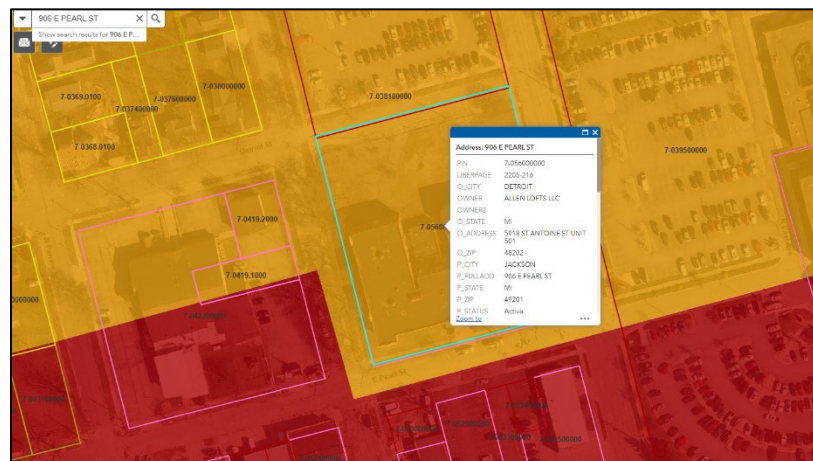




NEIGHBORING ZONING AND LAND USE

The table below identifies the surrounding zoning designations and current land uses.

	North	South	East	West
Current Zoning	R-4 High Density Apartment and Office	C-4 General Commercial	R-4	R-4, C-4
Current Land Use	Commercial Parking	Commercial	Commercial	Commercial



STANDARDS FOR CHILD CARE CENTERS

The following conditional use standards must be met for child care centers:

- (a) At least two hundred (200) square feet of defined play area shall be provided per child. This area shall be effectively screened.

Staff Comment: *The proposed child care center will be required to have 12,000 Square feet of play ground space to accommodate the number of 60 children to be licensed by the state of Michigan. The proposed area shall be screened as a condition of this permit issuance.*

- (b) Buildings and activity areas shall not be less than fifty (50) feet away from any lot in a residential district.

Staff Comment: *outdoor play area will be constructed more than 50 feet from the residential property to Northwest.*

Items to Address: *Installation of a playground area and screening locations to be finalized, last update request was on 6.10.2026.*

STANDARDS FOR CONDITIONAL USE APPROVAL

Per Section 28-145(b) *Standards on which decisions will be based.* The city planning commission shall review the particular circumstances and facts of each proposed use in terms of the following standards:

- (1) Consistency with the intent and purposes of this chapter and with the objectives of the city's land use and/or comprehensive plan.
- (2) Compatibility with the existing and future land use patterns.
- (3) Effect on the health, safety, convenience, or general welfare of persons residing or working in the vicinity. To evaluate the use, the planning commission shall consider the following:
 - a. The nature of the proposed site, including its size and shape, and the proposed size, shape and arrangement of structures.
 - b. The accessibility and traffic patterns for persons and vehicles, the type and volume of such traffic, and the adequacy of proposed off-street parking and loading.
 - c. The safeguards used to prevent noxious or offensive emissions such as noise, glare, dust and odor.
 - d. The treatment given, as appropriate, to such aspects as landscaping, screening, open spaces, parking and loading areas, service areas, lighting and signs.
- (4) Ability of the use to be designed, constructed, operated, maintained, and managed so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity.
- (5) Availability of essential public facilities and services, such as: streets, police and fire protection, drainage, and refuse disposal. The persons or agencies responsible for the establishment of the proposed use shall be able to adequately provide any such service.

FINDINGS/CONCLUSION

We are of the opinion the Childcare Center will not present an appearance or create an atmosphere uncharacteristic of the surrounding properties and uses. However, prior to rendering a decision, the planning commission is to review and discuss Section 28-145(b) *Standards on which decisions will be based.* The planning commission is permitted to include additional, reasonable, conditions to the

conditional use.

Recommended Conditions:

1. 12,000 square foot Playground area installed 50' from residential use properties, with screening to be identified, and installed prior to certificate of occupancy.
2. Project must start within 180 days and be substantially completed in 365 days
3. Applicants must obtain and comply with all other Michigan licensing regulations, State building codes, County health department requirements, and local zoning ordinances.

Respectfully,



R. John O'Connor
Planning Director, City of Jackson

cc: Applicant

GOOSTRE 116 N STA JACKSON MI 49201-1792
SALVATIO 806 E PEA JACKSON MI 49201-1793
KOHN ANN 810 DETROIT JACKSON MI 49201-1708
HACKER C 116 N STA JACKSON MI 49201-1792
HACKER C 116 N STA JACKSON MI 49201-1792
W A FOOT 1 JACKSON JACKSON MI 49201-1457
ALLEN LOI 5918 ST A DETROIT MI 48202
GOOSTRE 116 N STA JACKSON MI 49201-1792
GOOSTRE 116 N STA JACKSON MI 49201-1792
BRADLEY 116 N STA JACKSON MI 49201-1792
BRADLEY 116 N STA JACKSON MI 49201-1792
W A FOOT 1 JACKSON JACKSON MI 49201-1457
HACKER C 116 N STA JACKSON MI 49201-1792
VMG JACK 6081 S MA LANSING MI 48911-4607
DETROIT E 13821 FAM PLYMOUTH MI 48170-5253
GOOSTRE 116 N STA JACKSON MI 49201-1792
900 EAST 900 E MICI JACKSON MI 49201-2490
SALVATIO 806 E PEA JACKSON MI 49201-1793
HACKER C 116 N STA JACKSON MI 49201-1792
GOOSTRE 116 N STA JACKSON MI 49201-1792
SALVATIO 10 W ALG DES PLAINES IL 60016
DASHER C 806 DETROIT JACKSON MI 49201-1708
VMG CON 6081 S MA LANSING MI 48911-4607
DETROIT E 13821 FAM PLYMOUTH MI 48170-5253
900 EAST 900 E MICI JACKSON MI 49201-2490
900 EAST 900 E MICI JACKSON MI 49201-2490
WILSON N 309 N PER JACKSON MI 49201-1724
W A FOOT 1 JACKSON JACKSON MI 49201-1457
VMG JACK 6081 S MA LANSING MI 48911-4607
W A FOOT 1 JACKSON JACKSON MI 49201-1457
HACKER C 116 N STA JACKSON MI 49201-1792

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN The City of Jackson Planning Commission will hold a public hearing to hear a request for conditional use permit application pursuant to Section 28-145 of the City of Jackson Zoning Ordinance.

Applicant:

Michael Rivait
5918 St. Antoine St., Unit 501
Ferndale, Mi, 48220

Subject property location:

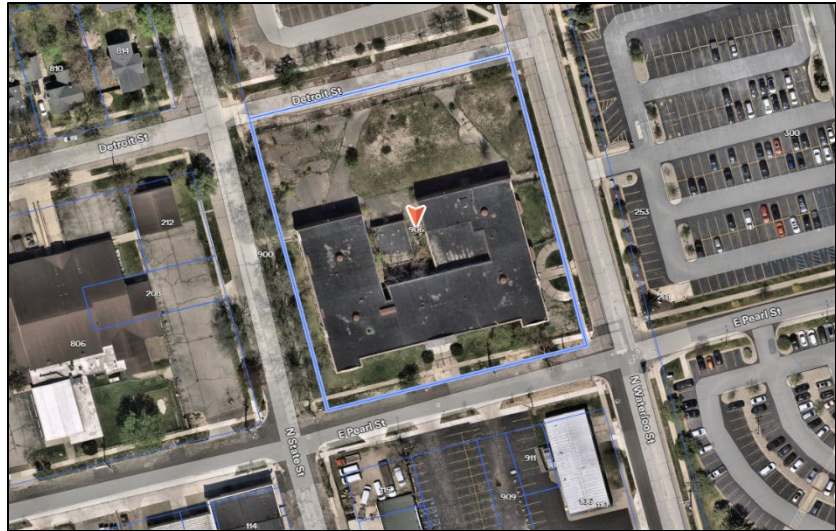
906 E Pearl Street
(Parcel #7-056000000)

Request:

The applicant is requesting a conditional use permit for a Child Care Center (located within the Former Allen School) in the R-4 Zoning District (High density apartment and office).

Effect of request:

Approval of the conditional use permit will allow the Applicant to operate a Child Care Center at the former Allen School in conjunction with residential and retail uses at the proposed new mixed-use development.



YOU ARE FURTHER NOTIFIED that the City of Jackson will hear all oral and written comments regarding the proposed conditional use permit request at:

**6:00PM on August 05, 2026, in
City Hall Council Chambers, 2nd Floor
161 W. Michigan Avenue
Jackson, MI 49201**

You received this notice because you own or occupy property within three hundred (300) feet of the property above outlined in yellow. **If you are not the applicant, you are not required to attend the public hearing or respond to this notice.**

Reasonable accommodations for individuals with disabilities will be made if notification is received ten (10) days prior to the public hearing.

If you are interested in this request you may attend the public hearing or contact John O'Connor at 517-768-6426 or joconnor@cityofjackson.org with comments. Written comments may be mail to 161 W. Michigan Avenue, Jackson, MI 49201, c/o John O'Connor. All comments and/or questions must be received no later than 12:00PM on August 05, 2026.

CITY OF JACKSON

PLANNING COMMISSION

NOTICE OF PUBLIC HEARING

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Applicant:

Michael Rivait
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Subject property location:

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(Parcel #7-056000000)

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MLive Media Group
169 Monroe Ave NW Suite 200
Grand Rapids, MI 49503



Jackson Citizen Patriot

CITY OF JACKSON PURCHASING
161 W MICHIGAN AVE
JACKSON, MI 49201

AD#: 0011109239

Sales Rep: Joseph Rosa
Account Number:20006038
AD#: 0011109239

Remit Payment to:
MLive Media Group
Dept 77571
P.O. Box 77000
Detroit, MI 48277-0571

Page 1 of 2

Date	Position	Description	P.O. Number	Ad Size	Costs
07/16/2026	Public Notices MI	CITY OF JACKSON PLANNING COMMISSION NOTICE OF PUBLIC	2026 PHN CUP 906 E PEARL ST	1 x 84 L	
Affidavit Notary Fee - 07/16/2026					\$30.00
Basic Ad Charge - 07/16/2026					\$198.89
Total					\$228.89

FOR QUESTIONS CONCERNING THIS AFFIDAVIT, PLEASE CALL 616-254-2030 or 877-222-5423



AD#: 0011109239

State of Ohio,) ss

County of Cuyahoga)

Joe Rosa being duly sworn, deposes that he/she is principal clerk of MLive Media Group; that Jackson Citizen Patriot is a public newspaper published in the city of Jackson, with general circulation in Jackson county, and this notice is an accurate and true copy of this notice as printed in said newspaper, was printed and published in the regular edition and issue of said newspaper on the following date(s):

Jackson Citizen Patriot 07/16/2026

Joe Rosa 

Principal Clerk of the Publisher

Sworn to and subscribed before me this 16th day of July 2026

Russell
Mackowski



Notary Public

**CITY OF JACKSON
PLANNING COMMISSION
NOTICE OF PUBLIC
HEARING**

NOTICE IS HEREBY GIVEN
the City of Jackson Planning Commission will hold a public hearing to hear a request for conditional use permit application pursuant to Section 28-145 of the City of Jackson Zoning Ordinance.

Applicant :
Michael Rivait
5918 St. Antoine St., Unit 501
Ferndale, Mi, 48220

Subject property location:
906 E Pearl Street
(Parcel #7-056000000)

Request:
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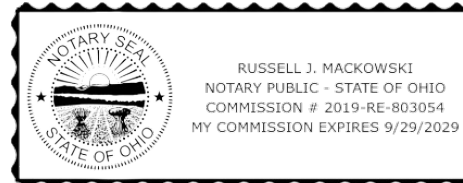
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Jackson, MI 49201

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Online Notary Public. Notarization
facilitated by SIGNiX®

Application for Map Amendment (Rezone)

Requires a public hearing before the Planning Commission and City Council Approval.

\$500.00 fee required with application submittal.

APPLICANT

Name: City of Jackson
Address: 161 W Michigan Ave
City: Jackson State: MI Zip: 49201
Phone: (517) 768 6426
Email: JoConnor@CityofJackson.org

PROPERTY OWNER

☒ Same as applicant

Name: _____
Address: _____
City: _____ State: _____ Zip: _____
Phone: () _____
Email: _____

PROPERTY SUBJECT TO REZONING REQUEST

Property Identification #: _____
Address: 1401 - 1409 N Blackstone
City: Jackson State: MI Zip: _____
Nearest Intersection: _____

ADJACENT PROPERTY ZONING AND USE

NORTH - _____ Zoning _____ Use _____
SOUTH - _____ Zoning _____ Use _____
EAST - _____ Zoning _____ Use _____
WEST - _____ Zoning _____ Use _____

Current Zoning Designation: ☐ R-1 ☐ R-2 ☐ R-3 ☐ R-4 ☐ R-5 ☐ R-6 ☐ C-1 ☐ C-2 ☐ C-3 ☐ C-4 ☒ I-1 ☐ I-2

Current Use: ☐ Residential ☐ Commercial ☒ Industrial ☐ Mixed

Proposed Zoning Designation: ☒ R-1 ☐ R-2 ☐ R-3 ☐ R-4 ☐ R-5 ☐ R-6 ☐ C-1 ☐ C-2 ☐ C-3 ☐ C-4 ☐ I-1 ☐ I-2

Proposed Use: ☒ Residential ☐ Commercial ☐ Industrial ☐ Mixed

Reason for Request: To address the housing shortage in the City of Jackson

I hereby attest that I/we have read and understand the application form, that the information submitted is true and accurate, and agree to all the terms, conditions, and other City of Jackson Code requirements. Furthermore, I/we understand all map amendment applications are subject to the procedures of zoning ordinance Section 28-183.

Signature of Applicant

Date

Signature of Owner

(If different from applicant)

Date

If the owner cannot sign this form, the applicant shall submit a letter of consent from the property owner with this application.

OFFICE USE ONLY

CASE: PR226-0003 Application Accepted By: AH

Materials Submitted with Application: ☐ Plans ☐ Other _____

Total Pages Submitted: _____ Amount of Fee Paid: \$ _____ ☐ Cash ☐ Check Check #: _____

August 5, 2026

Map Amendment Review (Rezone)

1401-1409 N Blackstone (Parent Parcel #1083400000), 1409 N Blackstone (Child Parcel # 1-0834.0400), 1407 N Blackstone (Child Parcel # 1-0834.0300). 1405 N Blackstone (Child Parcel # 1-0834.0200)
City of Jackson, Michigan

GENERAL INFORMATION

Applicant: Community Development
161 W Michigan Ave
Jackson MI, 49201

Subject Location: 1401-1409 N Blackstone (Parent Parcel #1083400000), 1409 N Blackstone (Child Parcel # 1-0834.0400), 1407 N Blackstone (Child Parcel # 1-0834.0300). 1405 N Blackstone (Child Parcel # 1-0834.0200)

Received Date: July 5, 2026

Current Zoning: I-1, Light Industrial

Proposed Zoning: R-1, One Family Residential

Action Required: *Procedure following public hearing.* After the public hearing on such amendment, supplement or change, the city Planning Commission shall make its report. Such report shall be by resolution of the City Planning Commission carried by the affirmative votes of the majority of members in attendance. Such amendment, supplement or change, with report, shall then be certified in writing to the city council and to the county register of deeds.

SITE/PROPERTY DESCRIPTION

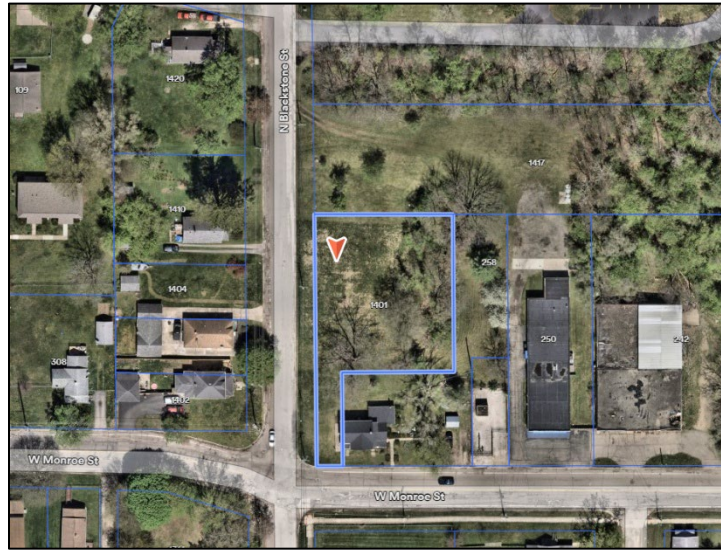
The applicant is requesting zoning reclassification of a 0.51-acre combined parcels 1401-1409 N Blackstone (Parent Parcel #1083400000), 1409 N Blackstone (Child Parcel # 1-0834.0400), 1407 N Blackstone (Child Parcel # 1-0834.0300), 1405 N Blackstone (Child Parcel # 1-0834.0200).

The parcels are located near the intersection of Monroe and North Blackstone; they are located to the north of Monroe Street on the east side of N. Blackstone. The parcels have been split, but the split has not been updated in the county or city GIS system.

The City of Jackson began to look at the possible redevelopment in the Light Industrial District after lots were selected by potential 100 Homes buyers as a desirable location. Community Development did request a variance from the ZBA to allow for one home to be built at the 1409 N Blackstone Parcel. The lots that remain (listed above) will also have new single-family homes built if the rezone is successful. The parcels are contiguous with the zoning district R-1, One Family Residential

All uses, listed by the applicant or otherwise, are subject to review and approval by the City of Jackson. The process of rezoning does not grant any specific use; all new use is subject to the appropriate review

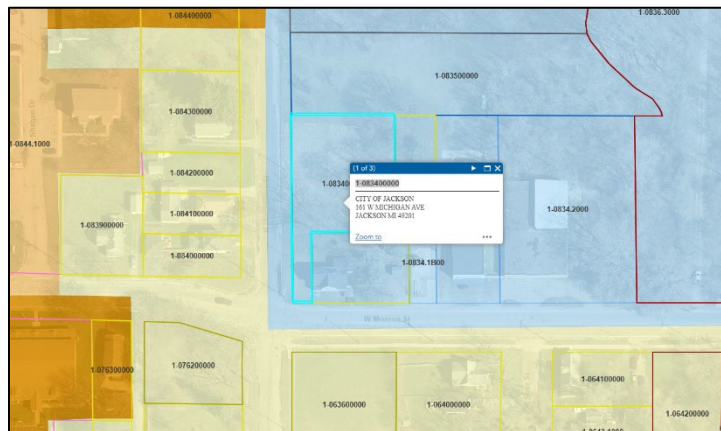
process of the City of Jackson and will require a separate application.



NEIGHBORING ZONING AND LAND USE

The table below identifies the surrounding zoning designations and current land uses.

	North	South	East	West
Current Zoning	I-1 Light Industrial	R-1, One Family Residential	I-1 Light Industrial	R-1, One Family Residential
Current Land Use	Vacant Industrial	Residential	Industrial	Residential



FUTURE LAND USE/MASTER PLAN

The Future Land Use map contained within the 2016 Master Plan demonstrates use designation of the subject properties “Mixed Use Arts and Cultural Corridor”.

The “R-1, One family residential” zoning district is described as:

The R-1 one-family residential district is established for low to medium density single-family residential neighborhoods. The regulations are intended to stabilize, protect and encourage the residential character of the district and prohibit all activities of a commercial nature. Development is limited to single unit dwellings, home occupations, plus certain conditional uses that are compatible and convenient to the residents in the district.

The proposed zoning classification is consistent with the 2016 Master Plan.

DEVELOPMENT POTENTIAL

Suggested uses in the “R-1 High Density Apartments and Office” designation include, but are not limited to: Single family Dwellings, Community Gardens, Library, and Cemetery, amongst others.

The Planning Commission should consider all permitted and conditional uses in the R-4, High Density Apartments and Office zoning district. The following is a list of those uses:

- Cemetery
- Churches; Synagogues, Temples and associated buildings, but not including elementary or secondary school buildings
- Community Gardens
- Day Care Facility
- Family daycare
- Group daycare
- Childcare center with Conditional Use Permit approval
- Dwelling, one family
- Home occupations, provided all the conditions in the supplemental requirements are met
- Library
- Museum, public
- Park and/or playground, public
- Planned Unit Residential Development
- Resource centers providing services for the betterment of family relationships, neighborhood quality, occupational skills and educational development and similar uses, but excluding alcohol and drug therapy or counseling centers, crime rehabilitation or counseling centers, halfway houses and similar uses
- Resource center and group and/or family shelter
- Schools (elementary, secondary and college levels for academic instruction)
- Accessory nonresidential uses and structures not otherwise prohibited, customarily accessory and incidental to any use by right

ESSENTIAL FACILITIES AND SERVICES

The subject properties are currently served, or have access to, essential city facilities and services.

TRAFFIC IMPACT AND SITE ACCESS

There will be no impact or change to the current traffic volume; installation of a designated parking area will be required when any new development occurs.

CONCLUSION/FINDINGS

For the planning commissions consideration, provided below is a summary of findings as they apply to the

proposed rezoning of 1401-1409 N Blackstone (Parent Parcel #1083400000), 1409 N Blackstone (Child Parcel # 1-0834.0400), 1407 N Blackstone (Child Parcel # 1-0834.0300). 1405 N Blackstone (Child Parcel # 1-0834.0200) the proposed zoning reclassification is R-1, One Family Residential.

- Once rezoned, the lots will be zoned uniformly with contiguous parcels and will allow for future development
- The proposed zoning designation is consistent with the 2016 Master Plan;
- There will be no impact or change to the current traffic volume; and

We believe recommending approval to City Council for the zoning map amendment request is appropriate.

Respectfully,



R. John O'Connor
Planning Director, City of Jackson

cc: Applicant

CLEMONS PHYLLIS E LE
247 W MONROE ST
JACKSON MI 49202-2261

MINOR PROPERTIES LLC
250 W MONROE ST
JACKSON MI 49202-2252

MNJ INC
242 W MONROE ST
JACKSON MI 49202-2252

GREATER BIBLE WAY TEMPLE OF JACKSON
322 MADISON ST
JACKSON MI 49202-2250

LIBRA INDUSTRIES INC
PO BOX 1105
JACKSON MI 49204-4110

CONSUMERS ENERGY CO
ONE ENERGY PLZ
JACKSON MI 49201

JACKSON HOUSING COMMISSION
301 STEWARD AVE BLDG C
JACKSON MI 49201

GREATER BIBLE WAY TEMPLE INC
322 MADISON ST
JACKSON MI 49202-2250

MOMENEE JESSE
1402 N BLACKSTONE ST
JACKSON MI 49202-2228

JACKSON HOUSING COMMISSION
301 STEWARD AVE BLDG C
JACKSON MI 49201

ROSS JOHNNIE JR
1404 N BLACKSTONE ST
JACKSON MI 49202-2228

GREATER BIBLE WAY TEMPLE OF JACKSON
322 MADISON ST
JACKSON MI 49202-2250

CORNISH ALEX
1420 N BLACKSTONE ST
JACKSON MI 49202-2228

MCCLINTON MARIO D
1305 N BLACKSTONE ST
JACKSON MI 49202-2225

REGENOLD RICHARD & TERESA
308 W MONROE ST
JACKSON MI 49202-2254

MINOR PROPERTIES LLC
250 W MONROE ST
JACKSON MI 49202-2252

CHRIST CENTERED HOMES INC
327 W MONROE ST
JACKSON MI 49202-2253

MOODY HANS & CYNTHIA
1410 N BLACKSTONE ST
JACKSON MI 49202-2228

GREATER BIBLE WAY TEMPLE INC
322 MADISON ST
JACKSON MI 49202-2250

EUBANKS ROBERT LE
258 W MONROE ST
JACKSON MI 49202-2252

ROSS JOHNNIE JR
1404 N BLACKSTONE ST
JACKSON MI 49202-2228

CITY OF JACKSON
161 W MICHIGAN AVE
JACKSON MI 49201

GREATER BIBLE WAY TEMPLE OF JACKSON
322 MADISON ST
JACKSON MI 49202-2250

JACKSON HOUSING COMMISSION
301 STEWARD AVE BLDG C
JACKSON MI 49201

CITY OF JACKSON
161 W MICHIGAN AVE
JACKSON MI 49201

HARRIS THOMAS JR ET AL
333 W MONROE ST
JACKSON MI 49202-2253

MLive Media Group
169 Monroe Ave NW Suite 200
Grand Rapids, MI 49503



Jackson Citizen Patriot

CITY OF JACKSON PURCHASING
161 W MICHIGAN AVE
JACKSON, MI 49201

AD#: 0011109241

Sales Rep: Joseph Rosa
Account Number:20006038
AD#: 0011109241

Remit Payment to:
MLive Media Group
Dept 77571
P.O. Box 77000
Detroit, MI 48277-0571

Page 1 of 2

Date	Position	Description	P.O. Number	Ad Size	Costs
07/16/2026	Public Notices MI	CITY OF JACKSON PLANNING COMMISSION NOTICE OF PUBLIC	1401-1409 N Blackston	1 x 84 L	
Affidavit Notary Fee - 07/16/2026					\$30.00
Basic Ad Charge - 07/16/2026					\$198.89
Total					\$228.89

FOR QUESTIONS CONCERNING THIS AFFIDAVIT, PLEASE CALL 616-254-2030 or 877-222-5423



AD#: 0011109241

State of Ohio,) ss

County of Cuyahoga)

Joe Rosa being duly sworn, deposes that he/she is principal clerk of MLive Media Group; that Jackson Citizen Patriot is a public newspaper published in the city of Jackson, with general circulation in Jackson county, and this notice is an accurate and true copy of this notice as printed in said newspaper, was printed and published in the regular edition and issue of said newspaper on the following date(s):

Jackson Citizen Patriot 07/16/2026

Joe Rosa 

Principal Clerk of the Publisher

Sworn to and subscribed before me this 16th day of July 2026

*Russell
Mackowski*



Notary Public

CITY OF JACKSON PLANNING COMMISSION NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN
the City of Jackson Planning Commission will hold a public hearing to hear a request for zoning classification changes to the properties listed below and pursuant to Section 28-183 of the City of Jackson Zoning Ordinance.

Applicant :
Community Development
161 W Michigan Ave
Jackson MI, 49201

Subject property location:
1401-1409 N Blackstone
(Parcel #1083400000)

Requested actions:
The applicant is requesting the zoning classification of 1401-1409 N Blackstone (Parcel #1083400000) be rezoned to R-1, Single family from I-1, Light industrial.

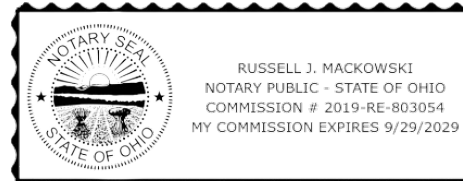
Effect of request:
The change of zoning classification for the subject properties will allow for multiple single-family homes to be constructed on (3) three lots after parcel has been divided.

YOU ARE FURTHER NOTIFIED that the City of Jackson will hear all oral and written objections and comments regarding the proposed zoning classification changes and requests at:

6:00PM on August 5, 2026,
in City Hall Council Chambers, 2nd Floor
161 W. Michigan Avenue
Jackson, MI 49201

Reasonable accommodations for individuals with disabilities will be made if notification is received ten (10) days prior to the public hearing.

If you are interested in this request you may attend the public hearing or contact R. John O'Connor at 517-768-6426 or joconnor@cityofjackson.org with comments. Written comments may be mail to 161 W. Michigan Avenue, Jackson, MI c/o R. John O'Connor. All comments and/or questions must be received no later than 12:00PM on August 5, 2026.



Online Notary Public. Notarization
facilitated by SIGNiX®

CITY OF JACKSON PLANNING COMMISSION NOTICE OF PUBLIC HEARING

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Applicant:

Community Development
161 W Michigan Ave
Jackson MI, 49201

Subject property location:

1401-1409 N Blackstone (Parcel #1083400000)

Requested actions:

The applicant is requesting the zoning classification of 1401-1409 N Blackstone (Parcel #1083400000) be rezoned to R-1, Single family from I-1, Light industrial.

Effect of request:

The change of zoning classification for the subject properties will allow for multiple single-family homes to be constructed on (3) three lots after parcel has been divided.

YOU ARE FURTHER NOTIFIED that the City of Jackson will hear all oral and written objections and comments regarding the proposed zoning classification changes and requests at:

**6:00PM on August 5, 2026, in
City Hall Council Chambers, 2nd Floor
161 W. Michigan Avenue
Jackson, MI 49201**

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Applicant:

Community Development
161 W Michigan Ave
Jackson MI, 49201

Subject property locations:

1401-1409 N Blackstone (Parcel #1083400000)

Requested actions:

The applicant is requesting the zoning classification of 1401-1409 N Blackstone (Parcel #1083400000)

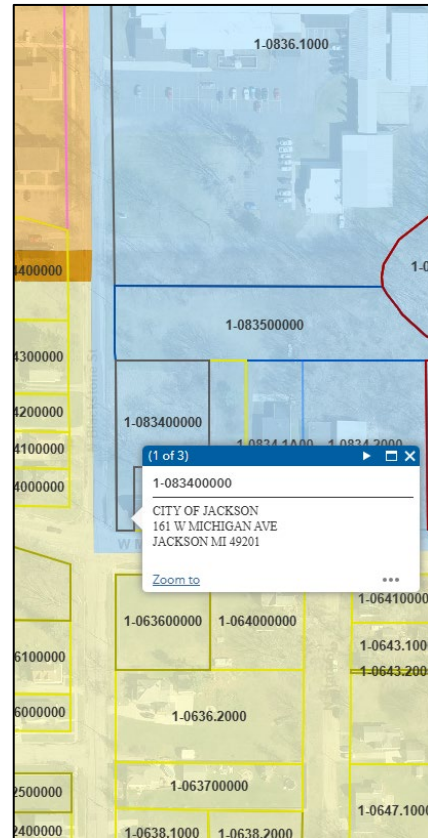
be rezoned to R-1, Single family from I-1, Light industrial.

Effect of request:

The change of zoning classification for the subject properties will allow for multiple single-family homes to be constructed on (3) three lots after parcel has been divided.

YOU ARE FURTHER NOTIFIED that the City of Jackson will hear all oral and written comments regarding the proposed zoning classification changes and requests at:

**6:00PM on August 5, 2026 in
City Hall Council Chambers, 2nd Floor
161 W. Michigan Avenue
Jackson, MI 49201**



You received this notice because you own property or reside within three hundred (300) feet of the property shown above. Unless you are the applicant, you are not required to attend the public hearing or respond to this notice.

Reasonable accommodations for individuals with disabilities will be made if notification is received ten (10) days prior to the public hearing.

If you are interested in this request you may attend the public hearing or contact R. John O'Connor at 517-768-6426 or joconnor@cityofjackson.org with comments. Written comments may be mail to 161 W. Michigan Avenue, Jackson, MI c/o R. John O'Connor. All comments and/or questions must be received no later than 12:00PM on August 5, 2026.

Application for Map Amendment (Rezone)

Requires a public hearing before the Planning Commission and City Council Approval.

\$500.00 fee required with application submittal.

APPLICANT

Name: City of Jackson
Address: 161 W Michigan Ave
City: Jackson State: MI Zip: 49201
Phone: (517) 768-6426
Email: Jackson@cityofjackson.org

PROPERTY OWNER

☐ Same as applicant

Name: _____
Address: _____
City: _____ State: _____ Zip: _____
Phone: () _____
Email: _____

PROPERTY SUBJECT TO REZONING REQUEST

Property Identification #: Z-2108.1000
Address: 1310 Lansing Avenue
City: Jackson State: MI Zip: 49202
Nearest Intersection: _____

ADJACENT PROPERTY ZONING AND USE

NORTH -	<u>R-1</u>	Zoning	<u>Res</u>	Use
SOUTH -	<u>R-1</u>	Zoning	<u>Res</u>	Use
EAST -	<u>R-1</u>	Zoning	<u>Res</u>	Use
WEST -	<u>R-1</u>	Zoning	<u>Res</u>	Use

Current Zoning Designation: ☐ R-1 ☐ R-2 ☐ R-3 ☐ R-4 ☐ R-5 ☐ R-6 ☒ C-1 ☐ C-2 ☐ C-3 ☐ C-4 ☐ I-1 ☐ I-2

Current Use: ☐ Residential ☒ Commercial ☐ Industrial ☐ Mixed

Proposed Zoning Designation: ☒ R-1 ☐ R-2 ☐ R-3 ☐ R-4 ☐ R-5 ☐ R-6 ☐ C-1 ☐ C-2 ☐ C-3 ☐ C-4 ☐ I-1 ☐ I-2

Proposed Use: ☒ Residential ☐ Commercial ☐ Industrial ☐ Mixed

Reason for Request: Housing shortage in our community

I hereby attest that I/we have read and understand the application form, that the information submitted is true and accurate, and agree to all the terms, conditions, and other City of Jackson Code requirements. Furthermore, I/we understand all map amendment applications are subject to the procedures of zoning ordinance Section 28-183.

[Signature]
Signature of Applicant

7/9/2026
Date

Signature of Owner
(If different from applicant)

Date

If the owner cannot sign this form, the applicant shall submit a letter of consent from the property owner with this application.

OFFICE USE ONLY

CASE: _____ Application Accepted By: _____

Materials Submitted with Application: ☐ Plans ☐ Other _____

Total Pages Submitted: _____ Amount of Fee Paid: \$ _____ ☐ Cash ☐ Check Check #: _____

Application for Map Amendment (Rezone)

Requires a public hearing before the Planning Commission and City Council Approval.

\$500.00 fee required with application submittal.

APPLICANT

Name: City of Jackson
Address: 161 W Michigan Ave
City: Jackson State: MI Zip: 49201
Phone: (517) 768-6426
Email: JoConnor@CityofJackson.org

PROPERTY OWNER

☐ Same as applicant

Name: _____
Address: _____
City: _____ State: _____ Zip: _____
Phone: () _____
Email: _____

PROPERTY SUBJECT TO REZONING REQUEST

Property Identification #: 2-211,1000
Address: 1314 Lansing Ave
City: Jackson State: MI Zip: 49202
Nearest Intersection: _____

ADJACENT PROPERTY ZONING AND USE

NORTH -	<u>R-1</u>	Zoning	<u>Res</u>	Use
SOUTH -	<u>R-1</u>	Zoning	<u>Res</u>	Use
EAST -	<u>R-1</u>	Zoning	<u>Res</u>	Use
WEST -	<u>R-1</u>	Zoning	<u>Res</u>	Use

Current Zoning Designation: ☐ R-1 ☐ R-2 ☐ R-3 ☐ R-4 ☐ R-5 ☐ R-6 ☒ C-1 ☐ C-2 ☐ C-3 ☐ C-4 ☐ I-1 ☐ I-2

Current Use: ☐ Residential ☒ Commercial ☐ Industrial ☐ Mixed

Proposed Zoning Designation: ☒ R-1 ☐ R-2 ☐ R-3 ☐ R-4 ☐ R-5 ☐ R-6 ☐ C-1 ☐ C-2 ☐ C-3 ☐ C-4 ☐ I-1 ☐ I-2

Proposed Use: ☒ Residential ☐ Commercial ☐ Industrial ☐ Mixed

Reason for Request: Housing shortage in our community

I hereby attest that I/we have read and understand the application form, that the information submitted is true and accurate, and agree to all the terms, conditions, and other City of Jackson Code requirements. Furthermore, I/we understand all map amendment applications are subject to the procedures of zoning ordinance Section 28-183.

[Signature]
Signature of Applicant

7/9/2026
Date

Signature of Owner
(If different from applicant)

Date

If the owner cannot sign this form, the applicant shall submit a letter of consent from the property owner with this application.

OFFICE USE ONLY

CASE: _____ Application Accepted By: _____
Materials Submitted with Application: ☐ Plans ☐ Other _____
Total Pages Submitted: _____ Amount of Fee Paid: \$ _____ ☐ Cash ☐ Check Check #: _____

Application for Map Amendment (Rezone)

Requires a public hearing before the Planning Commission and City Council Approval.

\$500.00 fee required with application submittal.

APPLICANT

Name: City of Jackson
Address: 161 W Michigan Ave
City: Jackson State: MI Zip: 4920
Phone: (517) 788-6426
Email: Joanna@CityofJackson.org

PROPERTY OWNER

☐ Same as applicant

Name: _____
Address: _____
City: _____ State: _____ Zip: _____
Phone: () _____
Email: _____

PROPERTY SUBJECT TO REZONING REQUEST

Property Identification #: 2-2109 0000
Address: 1308 Lansing Ave
City: Jackson State: MI Zip: 49202
Nearest Intersection: _____

ADJACENT PROPERTY ZONING AND USE

NORTH - R-1 Zoning Res Use _____
SOUTH - R-1 Zoning Res Use _____
EAST - R-1 Zoning Res Use _____
WEST - R-1 Zoning Res Use _____

Current Zoning Designation: ☐ R-1 ☒ R-2 ☐ R-3 ☐ R-4 ☐ R-5 ☐ R-6 ☐ C-1 ☐ C-2 ☐ C-3 ☐ C-4 ☐ I-1 ☐ I-2

Current Use: ☒ Residential ☐ Commercial ☐ Industrial ☐ Mixed

Proposed Zoning Designation: ☒ R-1 ☐ R-2 ☐ R-3 ☐ R-4 ☐ R-5 ☐ R-6 ☐ C-1 ☐ C-2 ☐ C-3 ☐ C-4 ☐ I-1 ☐ I-2

Proposed Use: ☒ Residential ☐ Commercial ☐ Industrial ☐ Mixed

Reason for Request: Housing Shortage in our Community

I hereby attest that I/we have read and understand the application form, that the information submitted is true and accurate, and agree to all the terms, conditions, and other City of Jackson Code requirements. Furthermore, I/we understand all map amendment applications are subject to the procedures of zoning ordinance Section 28-183.

[Signature]
Signature of Applicant

7/6/2026
Date

Signature of Owner
(If different from applicant)
Date

If the owner cannot sign this form, the applicant shall submit a letter of consent from the property owner with this application.

OFFICE USE ONLY

CASE: _____ Application Accepted By: _____

Materials Submitted with Application: ☐ Plans ☐ Other _____

Total Pages Submitted: _____ Amount of Fee Paid: \$ _____ ☐ Cash ☐ Check Check #: _____

August 5, 2026

Map Amendment Review (Rezone)

1308 Lansing Ave (Parcel #2-210900000), 1310 Lansing Ave. (Parcel #2-2108.1000),
1314 Lansing Ave. (Parcel # 2-211.1000)

City of Jackson, Michigan

GENERAL INFORMATION

Applicant: Community Development
161 W Michigan Ave
Jackson MI, 49201

Subject Location: 1308 Lansing Ave (Parcel #2-210900000), 1310 Lansing Ave. (Parcel #2-2108.1000),
1314 Lansing Ave. (Parcel # 2-211.1000)

Received Date: July 5, 2026

Current Zoning: C-1, Neighborhood Commercial and R-2, One and Two Family Residential

Proposed Zoning: R-1, One Family Residential

Action Required: *Procedure following public hearing.* After the public hearing on such amendment, supplement or change, the city Planning Commission shall make its report. Such report shall be by resolution of the City Planning Commission carried by the affirmative votes of the majority of members in attendance. Such amendment, supplement or change, with report, shall then be certified in writing to the city council and to the county register of deeds.

SITE/PROPERTY DESCRIPTION

The applicant is requesting zoning reclassification of a 0.35-acre area of combined parcels at 1308 Lansing Ave (Parcel #2-210900000), 1310 Lansing Ave. (Parcel #2-2108.1000), 1314 Lansing Ave. (Parcel # 2-211.1000)

The parcels are located near the intersection of Monroe and Lansing Avenue; they are located to the South of Monroe Street on the West side of Lansing Avenue. The norther most parcel 1314 Lansing ave was a former commercial business, but it has been vacant for more than 12 months and now must conform with current ordinance standards set forth by the Chapter 28 Zoning Ordinance. The property does not currently have enough parking to accommodate commercial use and has a lengthy list of Zoning and Building compliance issues. When reviewing the future land use and zoning maps during the master planning process, it was brought to my attention that these parcels are out of line with surrounding zoning district R-1. Although this is not spot zoning (because the building predates our zoning ordinance), it is inconsistent with the 2016 master plan.

As the City Planner and Zoning administrator it is my responsibility and duty to rectify any of the inconsistencies within our zoning map that could harm the peace and enjoyment of the neighboring property owners. The parcels listed are contiguous with the zoning district R-1, One Family Residential

and in fact they are surrounded by the district.

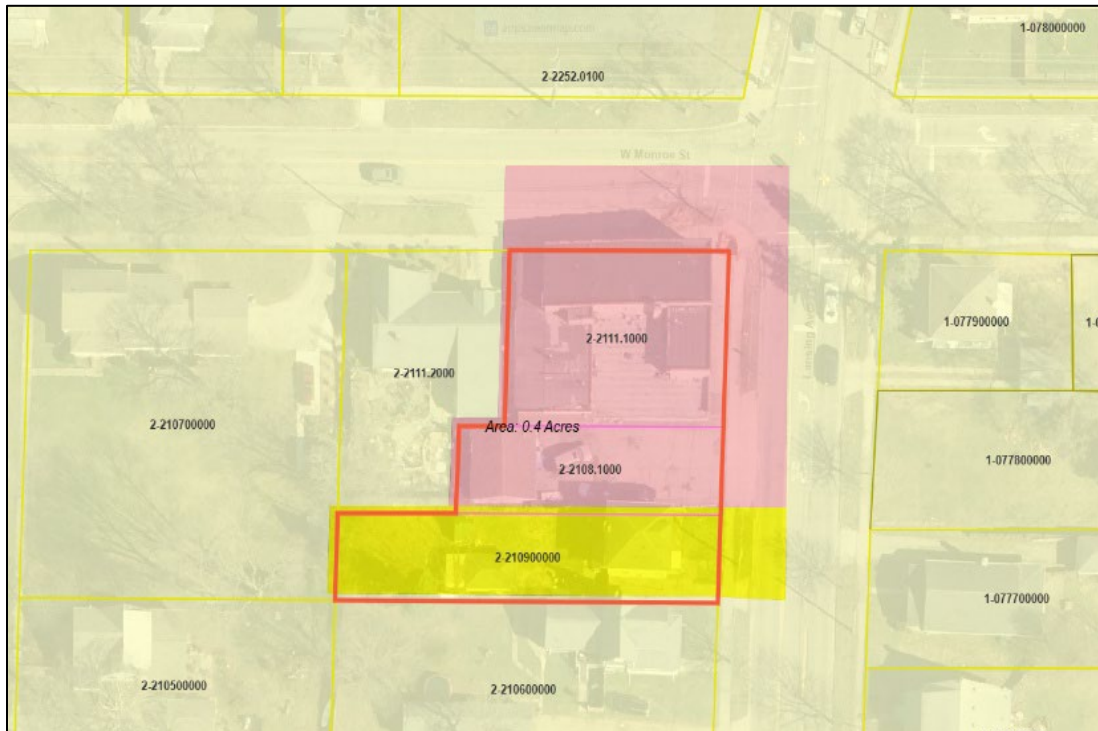
All uses, listed by the applicant or otherwise, are subject to review and approval by the City of Jackson. The process of rezoning does not grant any specific use; all new use is subject to the appropriate review process of the City of Jackson and will require a separate application.



NEIGHBORING ZONING AND LAND USE

The table below identifies the surrounding zoning designations and current land uses.

	North	South	East	West
Current Zoning	R-1, One Family Residential	R-1, One Family Residential	R-1, One Family Residential	R-1, One Family Residential
Current Land Use	Residential	Residential	Residential	Residential



FUTURE LAND USE/MASTER PLAN

The Future Land Use map contained within the 2016 Master Plan demonstrates use designation of the subject properties “Residential”.

The “R-1, One family residential” zoning district is described as:

The R-1 one-family residential district is established for low to medium density single-family residential neighborhoods. The regulations are intended to stabilize, protect and encourage the residential character of the district and prohibit all activities of a commercial nature. Development is limited to single unit dwellings, home occupations, plus certain conditional uses that are compatible and convenient to the residents in the district.

The proposed zoning classification is consistent with the 2016 Master Plan.

DEVELOPMENT POTENTIAL

Suggested uses in the “R-1 One Family Residential” designation include, but are not limited to: Single family Dwellings, Community Gardens, Library, and Cemetery, amongst others.

The Planning Commission should consider all permitted and conditional uses in the R-1, One Family Residential zoning district. The following is a list of those uses:

- Cemetery
- Churches; Synagogues, Temples and associated buildings, but not including elementary or secondary school buildings
- Community Gardens
- Day Care Facility
- Family daycare

- Group daycare
- Childcare center with Conditional Use Permit approval
- Dwelling, one family
- Home occupations, provided all the conditions in the supplemental requirements are met
- Library
- Museum, public
- Park and/or playground, public
- Planned Unit Residential Development
- Resource centers providing services for the betterment of family relationships, neighborhood quality, occupational skills and educational development and similar uses, but excluding alcohol and drug therapy or counseling centers, crime rehabilitation or counseling centers, halfway houses and similar uses
- Resource center and group and/or family shelter
- Schools (elementary, secondary and college levels for academic instruction)
- Accessory nonresidential uses and structures not otherwise prohibited, customarily accessory and incidental to any use by right

ESSENTIAL FACILITIES AND SERVICES

The subject properties are currently served, or have access to, essential city facilities and services.

TRAFFIC IMPACT AND SITE ACCESS

There will be no impact or change to the current traffic volume.

CONCLUSION/FINDINGS

For the planning commissions consideration, provided below is a summary of findings as they apply to the proposed rezoning of at 1308 Lansing Ave (Parcel #2-210900000), 1310 Lansing Ave. (Parcel #2-2108.1000), 1314 Lansing Ave. (Parcel # 2-211.1000) the proposed zoning reclassification is R-1, One Family Residential.

- Once rezoned, the lots will be zoned uniformly with contiguous parcels and will align with the future land use map.
- The proposed zoning designation is consistent with the 2016 Master Plan;
- There will be no impact or change to the current traffic volume; and

We believe recommending approval to City Council for the zoning map amendment request is appropriate.

Respectfully,



R. John O'Connor
Planning Director, City of Jackson

cc: Applicant

MLive Media Group
169 Monroe Ave NW Suite 200
Grand Rapids, MI 49503



Jackson Citizen Patriot

CITY OF JACKSON PURCHASING
161 W MICHIGAN AVE
JACKSON, MI 49201

AD#: 0011109245

Sales Rep: Joseph Rosa
Account Number:20006038
AD#: 0011109245

Remit Payment to:
MLive Media Group
Dept 77571
P.O. Box 77000
Detroit, MI 48277-0571

Page 1 of 2

Date	Position	Description	P.O. Number	Ad Size	Costs
07/16/2026	Public Notices MI	CITY OF JACKSON PLANNING COMMISSION NOTICE OF PUBLIC	1308-1314 LANSING AVE REZONE	1 x 94 L	
Affidavit Notary Fee - 07/16/2026					\$30.00
Basic Ad Charge - 07/16/2026					\$222.57
Total					\$252.57

FOR QUESTIONS CONCERNING THIS AFFIDAVIT, PLEASE CALL 616-254-2030 or 877-222-5423



AD#: 0011109245

State of Ohio,) ss

County of Cuyahoga)

Joe Rosa being duly sworn, deposes that he/she is principal clerk of MLive Media Group; that Jackson Citizen Patriot is a public newspaper published in the city of Jackson, with general circulation in Jackson county, and this notice is an accurate and true copy of this notice as printed in said newspaper, was printed and published in the regular edition and issue of said newspaper on the following date(s):

Jackson Citizen Patriot 07/16/2026

Joe Rosa 

Principal Clerk of the Publisher

Sworn to and subscribed before me this 16th day of July 2026

*Russell
Mackowski*



Notary Public

**CITY OF JACKSON
PLANNING COMMISSION
NOTICE OF PUBLIC
HEARING**

NOTICE IS HEREBY GIVEN the City of Jackson Planning Commission will hold a public hearing to hear a request for zoning classification changes to the properties listed below and pursuant to Section 28-183 of the City of Jackson Zoning Ordinance.

Applicant:
Community Development
161 W Michigan Ave
Jackson MI, 49201

Subject property location:
1308 Lansing Ave (Parcel #2-210900000), 1310 Lansing Ave. (Parcel #2-2108.1000), 1314 Lansing Ave. (Parcel #2-211.1000)

Requested actions:
The applicant is requesting the zoning classification of 1308 Lansing Ave (Parcel #2-210900000), 1310 Lansing Ave. (Parcel #2-2108.1000), 1314 Lansing Ave. (Parcel #2-211.1000) be rezoned to R-1, One Family Residential from C-1, Neighborhood Commercial or R-2, One and Two Family Residential.

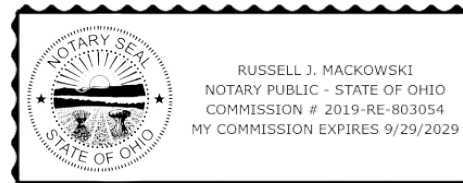
Effect of request:
The change of zoning classification for the subject properties will allow for one family residential use consistent with the surrounding zoning classifications.

YOU ARE FURTHER NOTIFIED that the City of Jackson will hear all oral and written objections and comments regarding the proposed zoning classification changes and requests at:

6:00PM on August 5, 2026,
in
**City Hall Council
Chambers, 2nd Floor
161 W. Michigan Avenue
Jackson, MI 49201**

Reasonable accommodations for individuals with disabilities will be made if notification is received ten (10) days prior to the public hearing.

If you are interested in this request you may attend the public hearing or contact R. John O'Connor at 517-768-6426 or joconnor@cityofjackson.org with comments. Written comments may be mail to 161 W. Michigan Avenue, Jackson, MI c/o R. John



Online Notary Public. Notarization
facilitated by SIGNiX®

O'Connor. All comments and/or questions must be received no later than 12:00PM on August 5, 2026.

Notice of Public Hearing

The City of Jackson Planning Commission will hold a public hearing to hear a request for zoning classification changes to the properties listed below and pursuant to Section 28-183 of the City of Jackson Zoning Ordinance.

Applicant:

Community Development
161 W Michigan Ave
Jackson MI, 49201

Subject property locations:

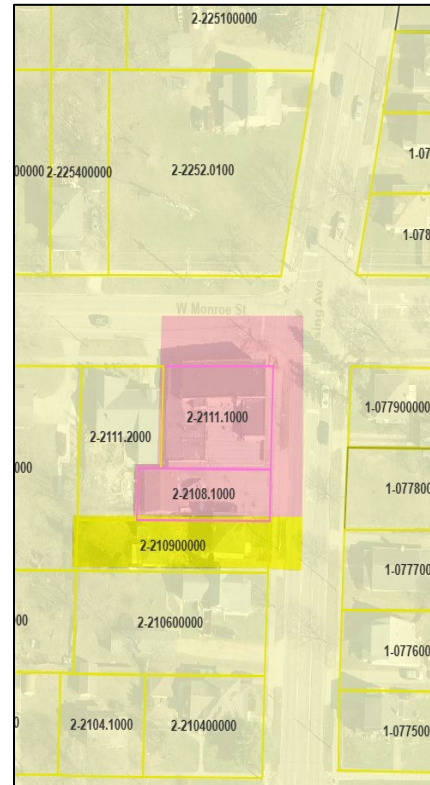
1308 Lansing Ave (Parcel #2-210900000), 1310 Lansing Ave. (Parcel #2-2108.1000), 1314 Lansing Ave. (Parcel # 2-211.1000)

Requested actions:

The applicant is requesting the zoning classification of 1308 Lansing Ave (Parcel #2-210900000), 1310 Lansing Ave. (Parcel #2-2108.1000), 1314 Lansing Ave. (Parcel # 2-211.1000) be rezoned to R-1, One Family Residential from C-1, Neighborhood Commercial or R-2, One and Two Family Residential.

Effect of request:

The change of zoning classification for the subject properties will allow for one family residential use consistent with the surrounding zoning classifications.



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City Hall Council Chambers, 2nd Floor
161 W. Michigan Avenue
Jackson, MI 49201**

You received this notice because you own property or reside within three hundred (300) feet of the property shown above. Unless you are the applicant, you are not required to attend the public hearing or respond to this notice.

Reasonable accommodations for individuals with disabilities will be made if notification is received ten (10) days prior to the public hearing.

If you are interested in this request you may attend the public hearing or contact R. John O'Connor at 517-768-6426 or joconnor@cityofjackson.org with comments. Written comments may be mail to 161 W. Michigan Avenue, Jackson, MI c/o R. John O'Connor. All comments and/or questions must be received no later than 12:00PM on August 5, 2026.

GLASPIE A503 MADIS JACKSON MI 49202-2137
 HOSKIN P/541 SUNS LA GRANGE IL 60525
 KENNEDY 1301 LANS JACKSON MI 49202-2127
 COUNTY NONE SOUTHILLSDALE MI 49242
 JOHNSON 1112 S DU JACKSON MI 49203-2813
 GANSMILL3630 KIBB` JACKSON MI 49201-9449
 YOXHEIME1417 LANS JACKSON MI 49202-2129
 BOOTH TH1215 BACK JACKSON MI 49202-2117
 BEARD RF20150 MEL SOUTHFIELD MI 48075
 MILLER CF1303 BACK JACKSON MI 49201
 OSBORNE PO BOX 8 PLEASANT LAKE MI 49272-0008
 SELBY MA443 W MOI JACKSON MI 49202-2255
 OLIVER JAP O BOX 6 JACKSON MI 49204-0616
 REASONE523 DEWE JACKSON MI 49202-2123
 GATES RA504 MADIS JACKSON MI 49202-2138
 BARNER C438 MADIS JACKSON MI 49202-2250
 EVANS TY1414 LANS JACKSON MI 49202-2130
 HARMON F3264 N GIE ALBION MI 49224
 STILTNER 603 W MOI JACKSON MI 49202-2020
 MOORE M1307 LANS JACKSON MI 49202-2127
 BROUGHT439 W MOI JACKSON MI 49202-2255
 1404 LAN L1737 SPRIL JACKSON MI 49203
 FOSTER J443 MADIS JACKSON MI 49202-2249
 OSBORNE PO BOX 8 PLEASANT LAKE MI 49272-0008
 SALISBUR1210 LANS JACKSON MI 49202-2126
 GOODWIN1308 BACK JACKSON MI 49202-2120
 SIMONS D1411 LANS JACKSON MI 49202-2129
 KRAUS CY505 W MOI JACKSON MI 49202-2139
 CANDIA R/519 DEWE JACKSON MI 49202-2123
 BROWN L/2539 W MII MORRICE MI 48857
 WADE JER1307 BACK JACKSON MI 49202-2119
 BROCK M/510 W MOI JACKSON MI 49202-2140
 ISABELL J1210 BACK JACKSON MI 49202-2118
 JONES DC518 W MOI JACKSON MI 49202-2140
 SHAW JEA525 DEWE JACKSON MI 49202-2123
 HOLLINGS1410 LANS JACKSON MI 49202-2130
 FALASCO 440 W MOI JACKSON MI 49202-2256
 BARNETT 1302 LANS JACKSON MI 49202-2128
 AUSTIN BF657 BLACK JACKSON MI 49201
 YOXHEIME1417 LANS JACKSON MI 49202-2129
 COOPER-S1212 LANS JACKSON MI 49202-2126
 MCGASKE1219 LANS JACKSON MI 49202-2125
 EQUITY TFP O BOX 1 JACKSON MI 49204-1778
 HARRINGT600 W MOI JACKSON MI 49202-2021
 1306 LANS597 ROYAL JACKSON MI 49202-2165
 SAUBER J438 W MOI JACKSON MI 49202-2256
 CITY OF J/161 W MIC JACKSON MI 49201
 KIRCHMEI1209 BACK JACKSON MI 49202-2117
 GAWLIK C/600 MADIS JACKSON MI 49202-2017
 BONNER C1407 LANS JACKSON MI 49202-2129
 DETO JAM1215 LANS JACKSON MI 49202-2125
 POLICH VI1315 BACK JACKSON MI 49202-2119

ELM TYLO 1305 LANS JACKSON MI 49202-2127
JEWELL H\435 W MOI JACKSON MI 49202-2255

Application for Map Amendment (Rezone)

Requires a public hearing before the Planning Commission and City Council Approval.

\$500.00 fee required with application submittal.

APPLICANT

Name: City of Jackson
Address: 161 W Michigan Ave
City: Jackson State: MI Zip: 49201
Phone: (517) 768 6426
Email: Jocamor@CityofJackson.org

PROPERTY OWNER

☒ Same as applicant

Name: _____
Address: _____
City: _____ State: _____ Zip: _____
Phone: () _____
Email: _____

PROPERTY SUBJECT TO REZONING REQUEST

Property Identification #: 7-029400000
Address: 415 N Martin Luther King
City: Jackson State: MI Zip: _____
Nearest Intersection: _____

ADJACENT PROPERTY ZONING AND USE

NORTH – _____ Zoning _____ Use _____
SOUTH – _____ Zoning _____ Use _____
EAST – _____ Zoning _____ Use _____
WEST – _____ Zoning _____ Use _____

Current Zoning Designation: ☐ R-1 ☐ R-2 ☐ R-3 ☐ R-4 ☐ R-5 ☐ R-6 ☐ C-1 ☒ C-2 ☐ C-3 ☐ C-4 ☐ I-1 ☐ I-2

Current Use: ☐ Residential ☒ Commercial ☐ Industrial ☐ Mixed

Proposed Zoning Designation: ☐ R-1 ☐ R-2 ☐ R-3 ☒ R-4 ☐ R-5 ☐ R-6 ☐ C-1 ☐ C-2 ☐ C-3 ☐ C-4 ☐ I-1 ☐ I-2

Proposed Use: ☐ Residential ☐ Commercial ☐ Industrial ☐ Mixed

Reason for Request: to address the housing Shortage in the City of Jackson

I hereby attest that I/we have read and understand the application form, that the information submitted is true and accurate, and agree to all the terms, conditions, and other City of Jackson Code requirements. Furthermore, I/we understand all map amendment applications are subject to the procedures of zoning ordinance Section 28-183.

Signature of Applicant

Date

Signature of Owner

(If different from applicant)

Date

If the owner cannot sign this form, the applicant shall submit a letter of consent from the property owner with this application.

OFFICE USE ONLY

CASE: PRZ26-0001 Application Accepted By: AH

Materials Submitted with Application: ☐ Plans ☐ Other _____

Total Pages Submitted: _____ Amount of Fee Paid: \$ _____ ☐ Cash ☐ Check Check #: _____

Application for Map Amendment (Rezone)

Requires a public hearing before the Planning Commission and City Council Approval.

\$500.00 fee required with application submittal.

APPLICANT

Name: City of Jackson
Address: 161 W Michigan Ave
City: Jackson State: MI Zip: 49201
Phone: (517) 768 6426
Email: JOCOMM@CityofJackson.org

PROPERTY OWNER

☒ Same as applicant

Name: _____
Address: _____
City: _____ State: _____ Zip: _____
Phone: () _____
Email: _____

PROPERTY SUBJECT TO REZONING REQUEST

Property Identification #: 7-068900000
Address: 300 Burr
City: Jackson State: MI Zip: _____
Nearest Intersection: _____

ADJACENT PROPERTY ZONING AND USE

NORTH – _____ Zoning _____ Use _____
SOUTH – _____ Zoning _____ Use _____
EAST – _____ Zoning _____ Use _____
WEST – _____ Zoning _____ Use _____

Current Zoning Designation: ☐ R-1 ☐ R-2 ☐ R-3 ☐ R-4 ☐ R-5 ☐ R-6 ☐ C-1 ☒ C-2 ☐ C-3 ☐ C-4 ☐ I-1 ☐ I-2

Current Use: ☐ Residential ☒ Commercial ☐ Industrial ☐ Mixed

Proposed Zoning Designation: ☐ R-1 ☐ R-2 ☐ R-3 ☒ R-4 ☐ R-5 ☐ R-6 ☐ C-1 ☐ C-2 ☐ C-3 ☐ C-4 ☐ I-1 ☐ I-2

Proposed Use: ☐ Residential ☐ Commercial ☐ Industrial ☐ Mixed

Reason for Request: To address the housing shortage in the City of Jackson

I hereby attest that I/we have read and understand the application form, that the information submitted is true and accurate, and agree to all the terms, conditions, and other City of Jackson Code requirements. Furthermore, I/we understand all map amendment applications are subject to the procedures of zoning ordinance Section 28-183.

Signature of Applicant

Date

Signature of Owner

(If different from applicant)

Date

If the owner cannot sign this form, the applicant shall submit a letter of consent from the property owner with this application.

OFFICE USE ONLY

CASE: PRZ26-0002 Application Accepted By: AH

Materials Submitted with Application: ☐ Plans ☐ Other _____

Total Pages Submitted: _____ Amount of Fee Paid: \$ _____ ☐ Cash ☐ Check Check #: _____

Application for Map Amendment (Rezone)

Requires a public hearing before the Planning Commission and City Council Approval.

\$500.00 fee required with application submittal.

APPLICANT

Name: City of Jackson
Address: 161 W Michigan Ave
City: Jackson State: MI Zip: 49201
Phone: (517) 768 6426
Email: JOCORR@CityofJackson.org

PROPERTY OWNER

☒ Same as applicant

Name: _____
Address: _____
City: _____ State: _____ Zip: _____
Phone: () _____
Email: _____

PROPERTY SUBJECT TO REZONING REQUEST

Property Identification #: 7-029000000
Address: 300 Homwilt Av
City: Jackson State: MI Zip: _____
Nearest Intersection: _____

ADJACENT PROPERTY ZONING AND USE

NORTH – _____ Zoning _____ Use _____
SOUTH – _____ Zoning _____ Use _____
EAST – _____ Zoning _____ Use _____
WEST – _____ Zoning _____ Use _____

Current Zoning Designation: ☐ R-1 ☐ R-2 ☐ R-3 ☐ R-4 ☐ R-5 ☐ R-6 ☐ C-1 ☒ C-2 ☐ C-3 ☐ C-4 ☐ I-1 ☐ I-2

Current Use: ☐ Residential ☒ Commercial ☐ Industrial ☐ Mixed

Proposed Zoning Designation: ☐ R-1 ☐ R-2 ☐ R-3 ☒ R-4 ☐ R-5 ☐ R-6 ☐ C-1 ☐ C-2 ☐ C-3 ☐ C-4 ☐ I-1 ☐ I-2

Proposed Use: ☐ Residential ☐ Commercial ☐ Industrial ☐ Mixed

Reason for Request: To address housing shortage for the City of Jackson

I hereby attest that I/we have read and understand the application form, that the information submitted is true and accurate, and agree to all the terms, conditions, and other City of Jackson Code requirements. Furthermore, I/we understand all map amendment applications are subject to the procedures of zoning ordinance Section 28-183.

Signature of Applicant

Date

Signature of Owner

(If different from applicant)

Date

If the owner cannot sign this form, the applicant shall submit a letter of consent from the property owner with this application.

OFFICE USE ONLY

CASE: PR226-0004 Application Accepted By: AH
Materials Submitted with Application: ☐ Plans ☐ Other _____
Total Pages Submitted: _____ Amount of Fee Paid: \$ _____ ☐ Cash ☐ Check Check #: _____

Application for Map Amendment (Rezone)

Requires a public hearing before the Planning Commission and City Council Approval.

\$500.00 fee required with application submittal.

APPLICANT

Name: City of Jackson
Address: 161 W Michigan Ave
City: JACKSON State: MI Zip: 49201
Phone: (517) 768 6426
Email: JoConnor@CityofJackson.org

PROPERTY OWNER

☒ Same as applicant

Name: _____
Address: _____
City: _____ State: _____ Zip: _____
Phone: () _____
Email: _____

PROPERTY SUBJECT TO REZONING REQUEST

Property Identification #: 7-0289.1000
Address: 409 N Martin Luther King
City: Jackson State: MI Zip: _____
Nearest Intersection: _____

ADJACENT PROPERTY ZONING AND USE

NORTH – _____ Zoning _____ Use _____
SOUTH – _____ Zoning _____ Use _____
EAST – _____ Zoning _____ Use _____
WEST – _____ Zoning _____ Use _____

Current Zoning Designation: ☐ R-1 ☐ R-2 ☐ R-3 ☐ R-4 ☐ R-5 ☐ R-6 ☐ C-1 ☒ C-2 ☐ C-3 ☐ C-4 ☐ I-1 ☐ I-2

Current Use: ☐ Residential ☒ Commercial ☐ Industrial ☐ Mixed

Proposed Zoning Designation: ☐ R-1 ☐ R-2 ☐ R-3 ☒ R-4 ☐ R-5 ☐ R-6 ☐ C-1 ☐ C-2 ☐ C-3 ☐ C-4 ☐ I-1 ☐ I-2

Proposed Use: ☐ Residential ☐ Commercial ☐ Industrial ☐ Mixed

Reason for Request: To address the housing shortage in the City of Jackson

I hereby attest that I/we have read and understand the application form, that the information submitted is true and accurate, and agree to all the terms, conditions, and other City of Jackson Code requirements. Furthermore, I/we understand all map amendment applications are subject to the procedures of zoning ordinance Section 28-183.

Signature of Applicant

Date

Signature of Owner

(If different from applicant)

Date

If the owner cannot sign this form, the applicant shall submit a letter of consent from the property owner with this application.

OFFICE USE ONLY

CASE: PR26-0005 Application Accepted By: AH

Materials Submitted with Application: ☐ Plans ☐ Other _____

Total Pages Submitted: _____ Amount of Fee Paid: \$ _____ ☐ Cash ☐ Check Check #: _____

August 5, 2026

Map Amendment Review (Rezone)

City of Jackson, Michigan

GENERAL INFORMATION

Applicant:	Community Development 161 W Michigan Ave Jackson MI, 49201
Subject Location:	300 Homewild Ave (Parcel #7-029000000), 409 N Martin Luther King JR DR (Parcel #7-0289.1000), 415 N Martin Luther King JR DR (Parcel # 7-029400000), 300 Burr ST (Parcel # 7-068900000)
Received Date:	July 5, 2026
Current Zoning:	C-2, Community Commercial
Proposed Zoning:	R-4, High Density Apartments and Office
Action Required:	<i>Procedure following public hearing.</i> After the public hearing on such amendment, supplement or change, the city Planning Commission shall make its report. Such report shall be by resolution of the city Planning Commission carried by the affirmative votes of the majority of members in attendance. Such amendment, supplement or change, with report, shall then be certified in writing to the city council and to the county register of deeds.

SITE/PROPERTY DESCRIPTION

The applicant is requesting zoning reclassification of a 0.83 acre of lots located at 300 Homewild Ave (Parcel #7-029000000), 409 N Martin Luther King JR DR (Parcel #7-0289.1000), 415 N Martin Luther King JR DR (Parcel # 7-029400000), 300 Burr ST (Parcel # 7-068900000)

The City of Jackson began to look at the possible redevelopment for the R-4 Residential use to help address the City's housing shortages. The parcels located at Burr and Homewild are former Commercial business locations that have been closed for many years, and the current owners have not submitted any plans for redevelopment of the site. The other sites listed are vacant Commercial lots.

To eliminate dual zoning for a single parcel, staff recommended and applied for rezone of Parcel # 7-068900000, 300 Burr street. The current zoning classification of the subject address is R-4, High Density Apartments and Office and C-2 Community Commercial; the proposed zoning reclassification is R-4, and this parcel is contiguous with the R-4 Zoning district. While reviewing the zoning map and future land use map, it was decided to move the R-4 zoning district to allow for larger scale housing development projects.

All uses, listed by the applicant or otherwise, are subject to review and approval by the City of Jackson. The process of rezoning does not grant any specific use; all new use is subject to the appropriate review process of the City of Jackson and will require a separate application.



NEIGHBORING ZONING AND LAND USE

The table below identifies the surrounding zoning designations and current land uses.

	North	South	East	West
Current Zoning	R-2, One and Two Family Residential	R-2, One and Two Family Residential	C-2, Community Commercial	R-2, One and Two Family Residential
Current Land Use	Single Family Residential	Vacant/ Community Commercial	Commercial	Vacant Residential



FUTURE LAND USE/MASTER PLAN

The Future Land Use map contained within the 2016 Master Plan demonstrates use designation of the subject properties “Residential and Office”.

The “R-4 High Density Apartments and Office” zoning district is described as:

The high-density apartment and office district is established for high density residential uses located close to the central business district. The district permits all types of residential use and limited professional and business development. Permitted uses include apartments, clinics, offices, clubs and headquarters for group organizations.

The proposed zoning classification is consistent with the 2016 Master Plan.

DEVELOPMENT POTENTIAL

Suggested uses in the “R-4 High Density Apartments and Office” designation include, but are not limited to: Stores, Bakery, Banks, Shops, Medical Office, Deli and dry cleaners.

The Planning Commission should consider all permitted and conditional uses in the R-4, High Density Apartments and Office zoning district. The following is a list of those uses:

- Banks, loan and finance office including drive through facilities
- Barber shops, beauty shops, tanning salons and other similar personal grooming services
- Bed and breakfast, tourist homes
- Churches, synagogues, temples, and associated buildings, but not including elementary or secondary school buildings
- Community Gardens
- Family daycare
- Group home
- Childcare center
- Dwelling, multifamily, two family
- Fraternity or sorority house
- Funeral home
- Headquarters for religious, philanthropic and charitable organizations
- Helicopter landing pad
- Home occupations, provided all the conditions in the supplemental requirements are met
- Laboratory, dental or medical
- Museum, public
- Music store
- Office- designated to attract and serve customers on the premises
- Park and/or playground, public
- Parking lots and/or structures either public or privately owned or operated
- Pet grooming services

- Planned Unit Residential Development
- Rehabilitation Center for handicapped persons
- Resource centers providing services for the betterment of family relationships, neighborhood quality, occupational skills and educational development and similar uses, but excluding alcohol and drug therapy or counseling centers, crime rehabilitation or counseling centers, halfway houses and similar uses
- Resource center and group and/or family shelter
- Rooming house
- Schools (elementary, secondary and college levels for academic instruction)
- Studio, school or similar facility for professional work or instruction of any form of fine arts, ceramics, crafts, music, drama, dance and other similar activities. The incidental provision of such instruction in a single family residence will be considered a home occupation
- Accessory nonresidential uses and structures not otherwise prohibited, customarily accessory and incidental to any use by right

ESSENTIAL FACILITIES AND SERVICES

The subject property are currently served, or have access to, essential city facilities and services.

TRAFFIC IMPACT AND SITE ACCESS

There will be no impact or change to the current traffic volume; installation of a designated parking areas will be required when any new development occurs.

CONCLUSION/FINDINGS

For the planning commissions consideration, provided below is a summary of findings as they apply to the proposed rezoning of at 300 Homewild Ave (Parcel #7-029000000), 409 N Martin Luther King JR DR (Parcel #7-0289.1000), 415 N Martin Luther King JR DR (Parcel # 7-029400000), 300 Burr ST (Parcel # 7-068900000) the proposed zoning reclassification is R-4, High Density Apartments and Office.

- Once rezoned, the lots will be zoned uniformly with contiguous parcels and will allow for future development
- The proposed zoning designation is consistent with the 2016 Master Plan;
- There will be no impact or change to the current traffic volume; and

We believe recommending approval to City Council for the zoning map amendment request is appropriate.

Respectfully,



R. John O'Connor
Planning Director, City of Jackson

cc: Applicant

STREETEF315 E TRA JACKSON MI 49201
ARNETT D408 COLUI JACKSON MI 49201
BARRIGA I512 N MAF JACKSON MI 49201-1415
HUNT KAR512 HOME JACKSON MI 49201-1511
BEDORE F208 HOME JACKSON MI 49201-1413
KAHZA EX 1317 EDGE ORLANDO FL 32804
JACKSON 120 W MIC JACKSON MI 49201
JAX PROP 3171 HIDE. BRIGHTON MI 48114
RIO HOLDIPO BOX 31 TECUMSEH MI 49286

CHRISTOF400 N MEC JACKSON MI 49201-1369
CROWNLII1894 SUNC GRASS LAKE MI 49240-9672
BOYLE GE511 OAK S JACKSON MI 49201-1428
LASKY JO318 KEVIN JACKSON MI 49202
ELEV8 INV8320 LOST LAS VEGAS MI 89131
FRATERN/301 DETRC JACKSON MI 49201-1552
GREENE C8400 MT H GRASS LAKE MI 49240
MATISKA /313 E TRA JACKSON MI 49201-1532
QUO VADI745 LANSII JACKSON MI 49202-3211
GRIMES C 13015 KAL GRASS LAKE MI 49240-9319
MARTINEZ9222 SW 1 MIAMI FL 33196-4937
RUPERT S310 E TRA JACKSON MI 49201-1533
BURTON C304 E TRA JACKSON MI 49201-1153
DILLON ST10717 MAF GRASS LAKE MI 49240
CITY OF J/161 W MIC JACKSON MI 49201
GREATER 251 W PRC JACKSON MI 49203-4166

CROWNLII1894 SUNC GRASS LAKE MI 49240-9672
DUFFIELD 409 OAK S JACKSON MI 49201-1426
SMITH CR464 COOP JACKSON MI 49201
PETERS S401 HOME JACKSON MI 49201-1550
ANDERSO 208 E TRA JACKSON MI 49201-1433

RICE INVE 18 CORON JACKSON MI 49201-9842
CLEMONS 409 N COL JACKSON MI 49201-1544
JAX PROP 3171 HIDE. BRIGHTON MI 48114
VMG CON6081 S MA LANSING MI 48911
UTZ RYAN205 E TRA JACKSON MI 49201-1432
PRESTON 306 E TRA JACKSON MI 49201-1533
RIO HOLDIPO BOX 31 TECUMSEH MI 49286
NORFOLK 8178 JACK ANN ARBOR MI 48103
CROWNLII1894 SUNC GRASS LAKE MI 49240-9672
JACKSON 120 W MIC JACKSON MI 49201
BLASCHK6631 JONE JACKSON MI 49201-8253

REID EDW554 COOP JACKSON MI 49201-1522
MILLER GL515 OAK S JACKSON MI 49201-1428
CROWNLII1894 SUNC GRASS LAKE MI 49240-9672

400 DETRC147 BATES JACKSON MI 49202-3601
DENIG SC309 N COL JACKSON MI 49201-1542

BEDORE F208 HOME JACKSON MI 49201-1413
PETERS S401 HOME JACKSON MI 49201-1550

WOOTTEN818 WAYN JACKSON MI 49202
SWIONTEF20805 VAL ST CLAIR SHORES MI 48080
STACK-LA202 E TRA JACKSON MI 49201-1433
VMG CON56081 S MA LANSING MI 48911-4607
JACKSON 120 W MIC JACKSON MI 49201
MICHIGAN6631 JONE JACKSON MI 49201-8253
500 N MLK1737 SPRII JACKSON MI 49203
K LEIGHTC5700 CREE ANN ARBOR MI 48108-8554
FUNG SHE501 OAK S JACKSON MI 49201-1428
WOOTTEN818 WAYN JACKSON MI 49202
GOODIN JI204 E TRA JACKSON MI 49201-1433
HANDY AM187 CLARE BROOKLYN MI 49230-9704
HAYWOOL305 HOME JACKSON MI 49201-1548
JACKSON 120 W MIC JACKSON MI 49201-1315
CHILDS DE560 COOP JACKSON MI 49201-1522
BEDORE F208 HOME JACKSON MI 49201-1413
308 N MLK30 N GOUL SHERIDAN WY 82801-6317
ROUSTER 506 N MAF JACKSON MI 49201-1415
VMG CON56081 S MA LANSING MI 48911-4607

HUNT KAR512 HOME JACKSON MI 49201-1511
STAMPER 607 N MAF JACKSON MI 49201-1416
JENKINS J656 COOP JACKSON MI 49201

JACKSON 120 W MIC JACKSON MI 49201
LICKLY SA405 BURR JACKSON MI 49201-1501
JAX PROP3171 HIDE BRIGHTON MI 48114
BEDORE F208 HOME JACKSON MI 49201-1413
308 N MLK30 N GOUL SHERIDAN WY 82801-6317
JAX PROP3171 HIDE BRIGHTON MI 48114
CLEMONS409 N COL JACKSON MI 49201-1544

SAGRADA42215 WA5 PALM DESERT CA 92211
BURTON C307 N COL JACKSON MI 49201-1542
500 N MLK1737 SPRII JACKSON MI 49203

MLive Media Group
169 Monroe Ave NW Suite 200
Grand Rapids, MI 49503



Jackson Citizen Patriot

CITY OF JACKSON PURCHASING
161 W MICHIGAN AVE
JACKSON, MI 49201

AD#: 0011109235

Sales Rep: Joseph Rosa
Account Number:20006038
AD#: 0011109235

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MLive Media Group
Dept 77571
P.O. Box 77000
Detroit, MI 48277-0571

Page 1 of 2

Date	Position	Description	P.O. Number	Ad Size	Costs
07/16/2026	Public Notices MI	CITY OF JACKSON PLANNING COMMISSION NOTICE OF PUBLIC	300 BURR TO 300 HOMEWILD	1 x 95 L	
Affidavit Notary Fee - 07/16/2026					\$30.00
Basic Ad Charge - 07/16/2026					\$224.94
Total					\$254.94

FOR QUESTIONS CONCERNING THIS AFFIDAVIT, PLEASE CALL 616-254-2030 or 877-222-5423



AD#: 0011109235

State of Ohio,) ss

County of Cuyahoga)

Joe Rosa being duly sworn, deposes that he/she is principal clerk of MLive Media Group; that Jackson Citizen Patriot is a public newspaper published in the city of Jackson, with general circulation in Jackson county, and this notice is an accurate and true copy of this notice as printed in said newspaper, was printed and published in the regular edition and issue of said newspaper on the following date(s):

Jackson Citizen Patriot 07/16/2026

Joe Rosa 

Principal Clerk of the Publisher

Sworn to and subscribed before me this 16th day of July 2026

Russell
Mackowski



Notary Public

**CITY OF JACKSON
PLANNING COMMISSION
NOTICE OF PUBLIC
HEARING**

NOTICE IS HEREBY GIVEN
the City of Jackson Planning Commission will hold a public hearing to hear a request for zoning classification changes to the properties listed below and pursuant to Section 28-183 of the City of Jackson Zoning Ordinance.

Applicant :
Community Development
161 W Michigan Ave
Jackson MI, 49201

Subject property location:
300 Homewild Ave (Parcel #7-029000000), 409 N Martin Luther King JR DR (Parcel #7-0289.1000), 415 N Martin Luther King JR DR (Parcel #7-029400000), 300 Burr ST (Parcel #7-068900000)

Requested actions:
The applicant is requesting the zoning classification of 300 Homewild Ave (Parcel #7-029000000), 409 N Martin Luther King JR DR (Parcel #7-0289.1000), 415 N Martin Luther King JR DR (Parcel #7-029400000), 300 Burr ST (Parcel #7-068900000) be rezoned to R-4, High density Apartment and Office from C-2, Community commercial.

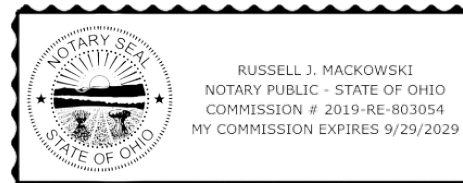
Effect of request:
The change of zoning classification for the subject properties will allow for diversity of future mixed-use development.

YOU ARE FURTHER NOTIFIED that the City of Jackson will hear all oral and written objections and comments regarding the proposed zoning classification changes and requests at:

6:00PM on August 5, 2026,
in City Hall Council
Chambers, 2nd Floor
161 W. Michigan Avenue
Jackson, MI 49201

Reasonable accommodations for individuals with disabilities will be made if notification is received ten (10) days prior to the public hearing.

If you are interested in this request you may attend the public hearing or contact R. John O'Connor at 517-768-6426 or joconnor@cityofjackson.org with comments. Written comments may be mail to 161 W Michigan Avenue



Online Notary Public. Notarization
facilitated by SIGNiX®

Jackson, MI c/o R. John O'Connor. All comments and/or questions must be received no later than 12:00PM on August 5, 2026.

Notice of Public Hearing

The City of Jackson Planning Commission will hold a public hearing to hear a request for zoning classification changes to the properties listed below and pursuant to Section 28-183 of the City of Jackson Zoning Ordinance.

Applicant:

Community Development
161 W Michigan Ave
Jackson MI, 49201

Subject property locations:

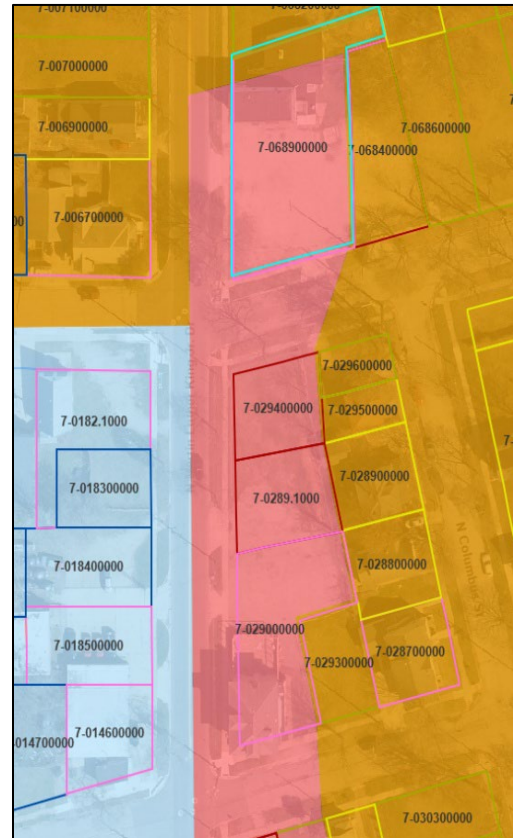
300 Homewild Ave (Parcel #7-029000000), 409 N Martin Luther King JR DR (Parcel #7-0289.1000), 415 N Martin Luther King JR DR (Parcel # 7-029400000), 300 Burr ST (Parcel # 7-068900000)

Requested actions:

The applicant is requesting the zoning classification of 300 Homewild Ave (Parcel #7-029000000), 409 N Martin Luther King JR DR (Parcel #7-0289.1000), 415 N Martin Luther King JR DR (Parcel # 7-029400000), 300 Burr ST (Parcel # 7-068900000) be rezoned to R-4, High density Apartment and Office from C-2, Community commercial.

Effect of request:

The change of zoning classification for the subject properties will allow for diversity of future mixed-use development.



YOU ARE FURTHER NOTIFIED that the City of Jackson will hear all oral and written comments regarding the proposed zoning classification changes and requests at:

**6:00PM on August 5, 2026 in
City Hall Council Chambers, 2nd Floor
161 W. Michigan Avenue
Jackson, MI 49201**

You received this notice because you own property or reside within three hundred (300) feet of the property shown above. Unless you are the applicant, you are not required to attend the public hearing or respond to this notice.

Reasonable accommodations for individuals with disabilities will be made if notification is received ten (10) days prior to the public hearing.

If you are interested in this request you may attend the public hearing or contact R. John O'Connor at 517-768-6426 or joconnor@cityofjackson.org with comments. Written comments may be mail to 161 W.

Michigan Avenue, Jackson, MI c/o R. John O'Connor. All comments and/or questions must be received no later than 12:00PM on August 5, 2026.