



PLANNING COMMISSION

Wednesday, August 6, 2025 at 6:00 PM

City Hall, 10th Floor Conference Room

AGENDA

1. CALL TO ORDER

2. ROLL CALL

3. ADOPTION OF AUGUST 6, 2025 AGENDA

4. APPROVAL OF MINUTES

A. Minutes of April 21, 2025_Planning Commission Meeting_____

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

6. CONSIDERATION OF APPLICATIONS

A. A. Request for Conditional Use Permit to operate a resource center and family shelter located at 305 W Wesley and 414 S Blackstone Street.

B. B. Request for Conditional Use Permit to operate a community garden.

C. C. Map amendment (Rezone) 223 W Biddle Street

D. D. Map amendment (Rezone) 225 W Biddle Street

E. E. Map amendment (Rezone) 229 W Biddle Street

7. NEW BUSINESS

- A. A. Master Plan Starter Discussion and introduction by Cory Mays

8. OLD BUSINESS

9. COMMISSIONER COMMENTS

10. NEXT MEETING REMINDER SEPTEMBER 3RD, 2025

11. ADJOURNMENT

MINUTES – PLANNING COMMISSION MEETING

April 21, 2025, 2025
6:00 PM

I. Call to Order

Chairperson Johnson called the meeting to order at 6:00pm.

II. Roll Call

A. Members present: David Hammontree, James Johnson (Chair), Clyde Mauldin, Conner Wood

B. Members Excused: Jonathan Greene, Daniel Mahoney, and Chelsea Poole

C. Staff present: John O'Connor

III. Adoption of Agenda

Commissioner WOOD motioned to approve the agenda as presented/amended. Support from Commissioner Hammontree.

Motion passed by voice vote.

IV. Consideration of March 5, 2025, Planning Commission Meeting Minutes

Commissioner Wood motioned to approve the minutes as presented/amended. Support from Commissioner Hammontree.

Motion passed by voice vote.

V. Public Comment and Correspondence

None

VI. Consideration of Applications

A. Text Amendments to Chapter 28 Zoning Ordinance, Sections 73 and 76

Commissioner Wood motioned to enter the report and recommendation into the record as if read in whole. Support from Commissioner Hammontree.

Motion passed by voice vote.

The chairperson opened the public hearing at 6:02 pm.

APPLICANT/PUBLIC COMMENTS

None

Chairperson Johnson closed the public hearing at 6:02 pm.

COMMISSIONER COMMENTS

Commissioner Wood asked if we had a developer in mind for the purchase of existing lots and staff responded yes, multiple lots have been purchased or have purchase agreements.

Motion to approve text amendments to Chapter 28 Zoning Ordinance, Sections 73 and 76

Commissioner Wood motioned to approve the text amendments to Chapter 28 zoning ordinance, sections 73 and 76 as presented. Support from Commissioner Hammontree

PC Member	Yes	No	Abstain
Conner Wood	x		
James Johnson	x		
Clyde Mauldin	x		
David Hammontree	x		

Motion passed 4-0 by roll call vote.

VII. New Business

A. None

A. Old Business

None

VIII. Commissioner Comments

Commissioner Wood stated he would like to explore changes to the Chapter 28 Zoning Ordinance pertaining to off street parking.

IX. Next Meeting Reminder

Chairperson Johnson reminded members of the next regular PC meeting which is May 7, 2025.

X. Adjournment

Commissioner Hammontree motioned to adjourn the meeting. Support from Commissioner Mauldin.

Motion passed 4-0 by voice vote.

Chairperson Johnson adjourned the meeting at 6:12 pm.

Respectfully,

R. John O'Connor



Planning Director/Zoning Administrator

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

- | | | |
|---|---|--|
| <input type="checkbox"/> Automobile Service Station | <input type="checkbox"/> Religious Institution | <input type="checkbox"/> Recycling Center |
| <input type="checkbox"/> Auto Wash | <input type="checkbox"/> Home Occupation | <input checked="" type="checkbox"/> Resource Center |
| <input type="checkbox"/> Billboard | <input type="checkbox"/> Off-Street Parking (R-3 & R-4 Only) | <input type="checkbox"/> School |
| <input type="checkbox"/> Child Care Center | <input type="checkbox"/> Radio and Television Broadcasting Studio | <input type="checkbox"/> Self-Service Storage Facility |

APPLICANT

Name: AR Engineering
 Address: 5725 Venture Park Dr, Suite A
 City: Kalamazoo State: MI Zip: 49009
 Phone: (269) 250-5991
 Email: andrew@arengineeringllc.com

PROPERTY OWNER Same as applicant

Name: Jackson Interfaith Shelter
 Address: 414 S Blackstone
 City: Jackson State: MI Zip: 49201
 Phone: (517) 789-8735
 Email: steve@InterfaithShelter.com

ADDRESS SUBJECT TO CONDITIONAL USE REQUEST

Property Identification #: _____
 Address: 307 W Wesley St
 City: Jackson State: MI Zip: _____
 Nearest Intersection: W Wesley St and S Blackstone St

Current Zoning Designation: Residential/Commercial
 Current Use: Residential Commercial
 Industrial Mixed
 Other - Resource Center

CONDITIONAL USE INFORMATION

Briefly explain function of the conditional use request (attach additional pages if necessary): _____
The conditional use of the property for a resource center and with group and/or family shelter.

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.

AR 6.30.25 Steve 6-30-25
 Signature of Applicant Date Signature of Owner Date
 (If different than applicant)

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: <input type="checkbox"/> Plans <input type="checkbox"/> Other _____	
Total Pages Submitted: _____	Amount of Fee Paid: \$ _____ <input type="checkbox"/> Cash <input type="checkbox"/> Check Check #: _____

SITE DATA

- PROPERTY INFORMATION:**
 PARCEL #S: 4-03040000, 4-0307.0100, & 4-03100000
 SITE AREA: 52,272 SF (1.2 AC)
OWNER: JACKSON INTERFAITH SHELTER
 414 S BLACKSTONE
 JACKSON, MI 49201
ARCHITECT: COVALLE GROUP ARCHITECTS
 2019 4TH STREET
 JACKSON, MI 49203
 PHONE: (517) 740-5033
- ZONING:**
 PROPERTY CURRENTLY ZONED:
 R-4 HIGH DENSITY APARTMENT AND OFFICE
 ABUTTING PROPERTY CURRENTLY ZONED:
 NORTH: R-4 HIGH DENSITY APARTMENT AND OFFICE
 SOUTH: R-2 ONE AND TWO FAMILY RESIDENTIAL
 EAST: R-4 HIGH DENSITY APARTMENT AND OFFICE
 WEST: R-4 HIGH DENSITY APARTMENT AND OFFICE
 PROPOSED LAND USE = HOMELESS SHELTER
 *PERMITTED USE IN R-4 DISTRICT
- SETBACKS**
 FRONT = 25' *
 SIDES = 6' (ONE SIDE)/14' (TOTAL)
 REAR = 25'
 *12' SETBACK SET FROM DEMOLISHED HOME FRONT PORCH, SHELTER TO BE SET AT THIS 12' LINE.
 ACCESSORY STRUCTURE
 FRONT: 25'
 SIDE: 5'
 REAR: 5'
- PARKING:**
 REQUIRED = (1) PARKING SPACE FOR EACH EMPLOYEE ON SITE AT A TIME.
 13 EMPLOYEES = 13
 PROVIDED = STANDARD 9'X20' SPACES = 22
 BARRIER FREE SPACES = 1
 TOTAL PROVIDED = 23
- BUILDING:**
 TWO-STORY
 MAXIMUM HEIGHT: 45'
 ACCESSORY BUILDING: 15'
 TOTAL AREA OF 8,441 SFT. (SEE FLOOR PLAN AND ELEVATIONS FOR MORE DETAIL.)
 PROPOSED BUILDING COVERAGE: 22%
 MAXIMUM BUILDING COVERAGE: 45%
- LOT:**
 MINIMUM LOT SIZE: N/A
 MINIMUM LOT WIDTH: N/A
 LOT SIZE: 52,272 SFT / 1.2 ACRES
 LOT DIMENSIONS: IRREGULAR
- LANDSCAPING:**
 SHALL BE IN ACCORDANCE WITH LANDSCAPING PLAN.
- STORM WATER DETENTION REQUIRED:**
 STORM WATER MANAGEMENT SHALL BE IN ACCORDANCE WITH CITY STORM WATER GUIDELINES.

LEGEND

- ASPHALT PAVEMENT (SEE DETAIL SHEET)
- EXISTING ASPHALT
- CONCRETE PAVEMENT AND SIDEWALK (SEE DETAIL SHEET)
- EXISTING CONCRETE PAVEMENT

BENCHMARKS

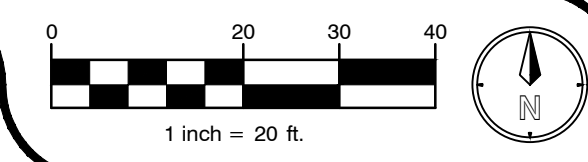
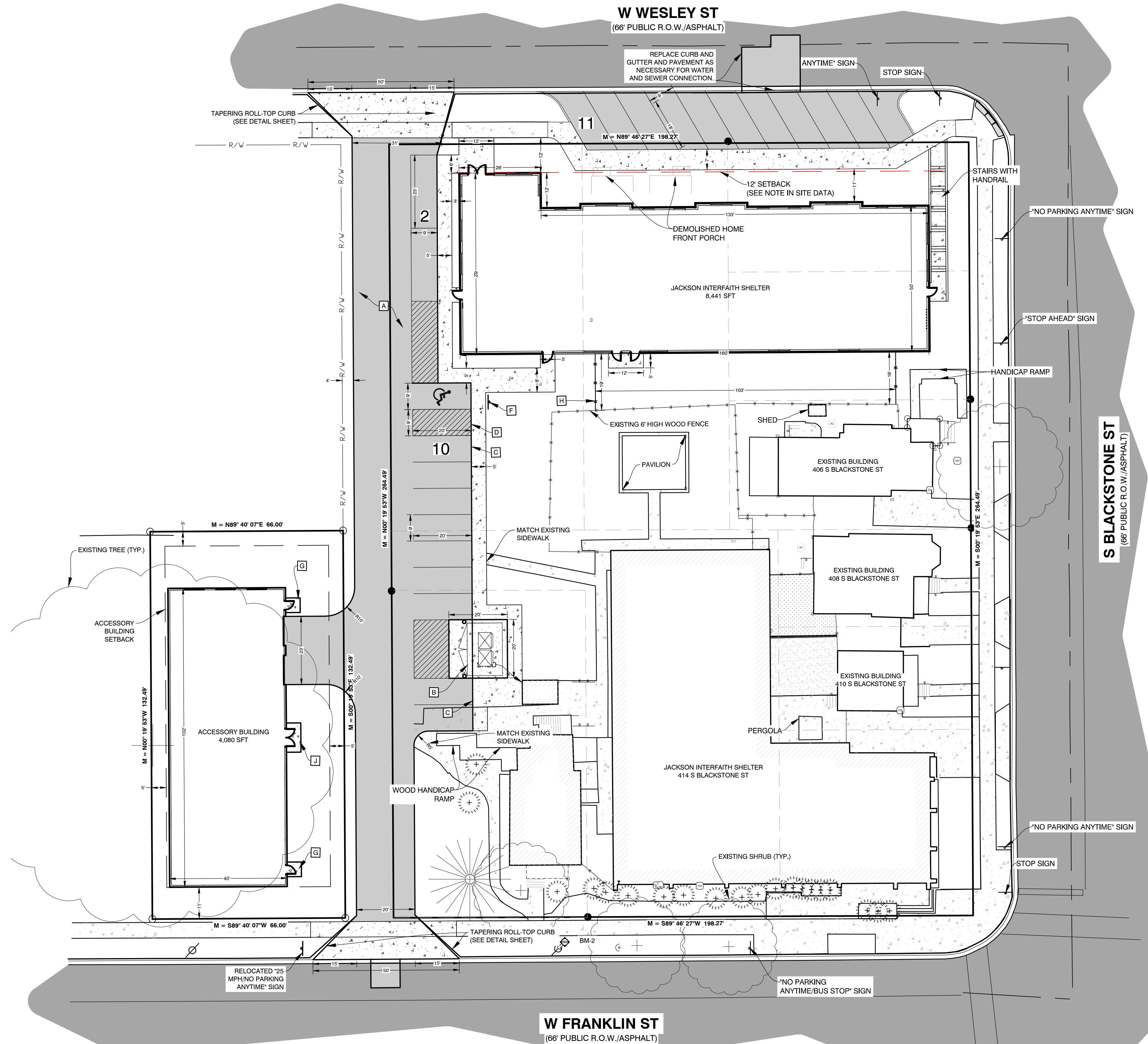
- BM-1: ELEV: 971.37
 SET "X" IN NORTHWEST SIDE OF HYDRANT LOCATED ±22' NORTH OF CENTERLINE OF W FRANKLIN ST AND ±35' EAST OF CENTERLINE OF S BLACKSTONE ST.
- BM-2: ELEV: 976.57
 SMAG IN SOUTH SIDE OF POWER POLE LOCATED ±17' NORTH OF CENTERLINE OF FRANKLIN ST AND ±175' WEST OF CENTERLINE OF S BLACKSTONE ST.

SITE PLAN NOTES

- A ASPHALT PAVEMENT (SEE DETAIL SHEET).
- B 20'X20' CONCRETE DUMPSTER PAD (SEE DETAIL) WITH 20'X12' ENCLOSURE (SEE DETAIL).
- C INTEGRAL CURB/WALK (SEE DETAIL SHEET).
- D AT-GRADE RAMP (SEE GRADING PLAN).
- E DOWNSPOUT (TYP).
- F ADA SIGN.
- G 5' x 5' CONCRETE STOOP.
- H FENCE (SEE ARCH PLANS).
- I BLOCK RETAINING WALL (SEE DETAIL SHEET).
- J 10' x 5' CONCRETE STOOP.

GENERAL NOTES

- DIMENSIONS TAKE PRECEDENCE OVER SCALE. CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD.
- IF ANY ERRORS, DISCREPANCIES, OR OMISSIONS BECOME APPARENT, THESE SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/ ENGINEER PRIOR TO CONSTRUCTION OF ANYTHING AFFECTED SO THAT CLARIFICATION OR REDESIGN MAY OCCUR.
- ALL CURB RADII AND DIMENSIONS ARE TO FACE OF CURB. CURB TO BE PROVIDED WHERE SHOWN AND INTEGRAL WITH SIDEWALK AT PAVING EDGE.
- SLOPE GRADES UNIFORMLY BETWEEN ELEVATIONS SHOWN. NOMINAL GRADING. SLOPE SIDEWALKS AWAY FROM BUILDING AT 1/4" PER FOOT ON ENTRY WALK.



PLANS PREPARED BY:



DRAWN: ck
 CHECKED: ASR

No.	ISSUED FOR:	DATE	BY
0	OWNER REVIEW	11/13/2024	ASR
1			
2			
3			
4			

SITE LAYOUT
 JACKSON INTERFAITH SHELTER
 COVALLE GROUP ARCHITECTS
 414 S BLACKSTONE ST
 SECTION 3, T03S, R1W.

PROJECT:
 CLIENT:
 SITE ADDRESS:
 SITE SECTION:

JOB NUMBER
 24089028

DATE
 11/13/2024

SHEET NUMBER
 C2.0



ALL UTILITIES AS SHOWN ARE APPROXIMATE LOCATIONS DERIVED FROM ACTUAL MEASUREMENTS AND AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATION NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THE AREA. FIELD WORK PERFORMED BY: AR ENGINEERING LLC

August 06, 2025

**Conditional Use Permit
305 W Wesley Street
414 S Blackstone Street
City of Jackson, Michigan**

GENERAL INFORMATION

Applicant:	AR Engineering 5725 Venture Park Dr, Suite A Kalamazoo, MI, 49009
Subject Location:	305 W Wesley Street (Parcel #4-030400000) 414 S Blackstone Street (Parcel #4-0307.0100)
Received Date:	July 1, 2025
Current Zoning:	R-4, High Density Apartment and Office
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/PROPERTY DESCRIPTION

The applicant is requesting approval of a conditional use permit to operate a resource center and family shelter. The proposed shelter/resource center will temporarily house 17 families. The subject site is approximately 1.20 acres of developed land consisting of numerous structures, both primary and accessory; the proposed new building for shelter resource center will be constructed near the north property line with a setback equal to location of the home that was previously demolished. The site will include multiple lots and the (vacated) alley located to the west running north from Franklin Street to Wesley Street. Current uses of the property include shelter, single family homes, and offices.

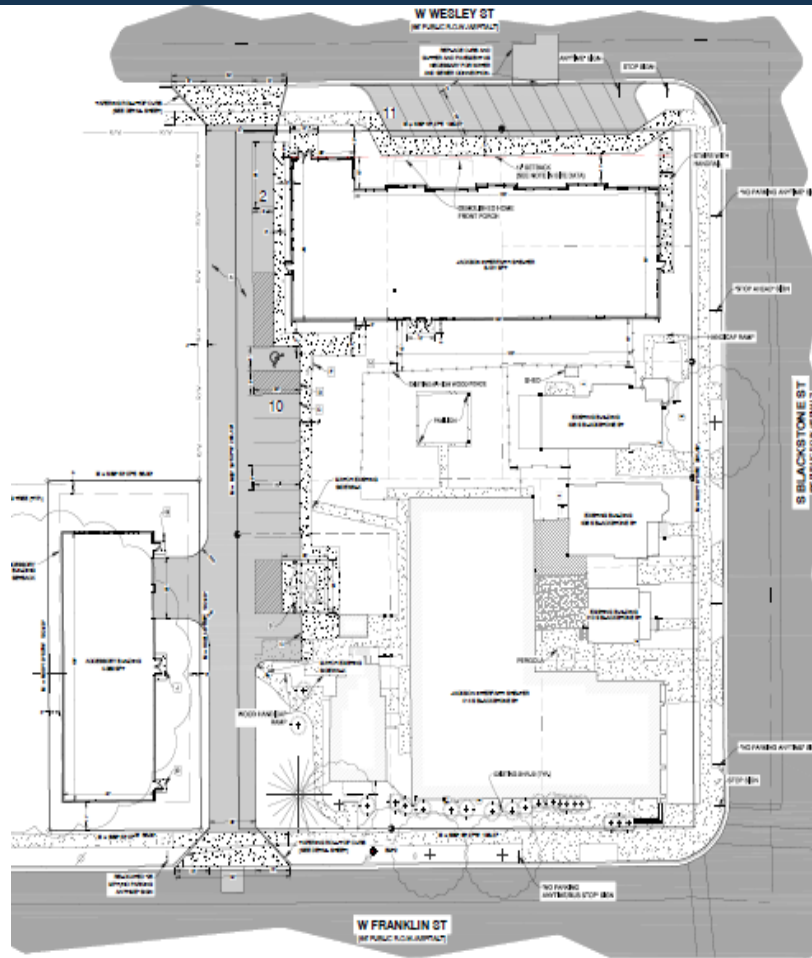
Per Section 28-71 of the zoning ordinance, are permitted as a conditional use in the R-4, High Density Apartment and Office Zoning District.



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	R-2, One and Two Family Residential	R-4 High Density Apartment and Office	R-1, One Family Residential
Current Land Use	Vacant	Vacant Property and Multi-Family Residential	Vacant	Residential



DIMENSIONAL STANDARDS

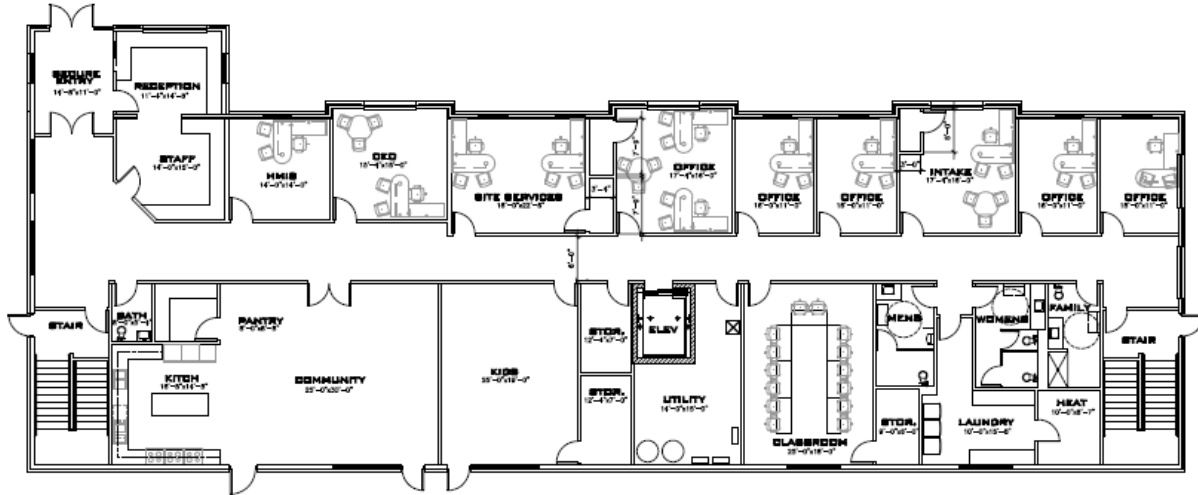
Section 28-73 specifies the following dimensional standards for uses in the R-4 zoning district. All measurements reflect distances from existing structures nearest to the respective property line.

	Required	Provided	Compliance
Lot Area	N/A	1.20 Acres	Yes
Lot Width	N/A	910 Feet	Yes
Front Setback	25 Feet	12 Feet	No
Side Setback	6/14 Feet	25 Feet	Yes
Rear Setback	25 Feet	18 Feet	No
Maximum Building Height	45 Feet	±25 Feet	Yes

*Rear yard setback distance is from the norther rear corner of the northernmost existing structure.

Items to Address: *The 12 feet setback is allowed based on its location, even with the front elevation previously established when residential home was built at this site. This is an exemption allowed by zoning ordinance. Non-Addressed front yard will be aligned with existing residential homes front facades, allowing exemption as stated previously.*

FLOOR PLANS AND ELEVATIONS



FIRST FLOOR PLAN
 1/8" = 1'-0"



SECOND FLOOR PLAN
 1/8" = 1'-0"





Considering the nature of the proposed use, floor plans were requested from the applicant. The exterior material of the proposed new structure meets or exceeds the design standards.

Items to Address: None.

PARKING AND LOADING

Currently, there are approximately Twenty-Three (23) dedicated parking spaces available onsite for the proposed use. An Additional 30 parking spaces located at the northeast corner of Franklin and S. Blackstone Street have been secured for parking. This meets or exceeds the minimum standard.

Items to Address: *If beds are added an amendment to the conditional use permit will be required to develop additional parking spaces.*

VEHICULAR ACCESS AND CIRCULATION

Access points are available at both W. Franklin Street and W. Wesley Street (Vacated Alley). The Proposed maneuvering lane meets or exceeds the minimum standard.

Items to Address: None.

LANDSCAPE AND FENCING

The landscape plan submitted by the applicant meets or exceeds zoning ordinance requirements.

Items to Address: *None.*

ESSENTIAL FACILITIES AND SERVICES

The subject property is currently served, or has access to, essential city facilities and services.

Items to Address: *None.*

LIGHTING

New lighting will be required for full site plan approval.

Items to Address: *Provide lighting plan in accordance with Sec. 28-106 of the Chapter 28 Ordinance*

WASTE AND DUMPTER ENCLOSURE

A dumpster enclosure is purposed at the southeast corner of parking lot and includes proper screening.

Items to Address: *None.*

SIGNAGE

Any additional signage is subject to a separate application and review process.

Items to Address: *Any additional signage is subject to a separate application and review process.*

TRAFFIC IMPACT

Traffic volume and traffic impact will be minimal.

Items to Address: *None.*

STANDARDS FOR CONDITIONAL USE APPROVAL

The following conditional use standards must be met for Resource Center with Group and/or Family Shelter.

- (15) *Resource center with group and/or family shelter.* To mitigate impacts in the vicinity of residential neighborhoods, the following conditions shall be met:
 - a. A minimum distance of one thousand (1,000) feet shall be maintained between all resource centers with group and/or family shelters as permitted and approved by this chapter.
 - b. A resource center with group and/or family shelter shall not be less than five hundred (500) feet from any religious institution, public or private school, or child daycare facility.
 - c. Area of lot/parcel shall not be less than 0.75 acres (thirty-two thousand six hundred seventy (32,670) square feet).
 - d. Building footprint of existing or new buildings shall not be less than seven thousand five hundred (7,500) square feet.
 - e. Site shall be within a reasonable walking distance of a public transportation (bus) stop.
 - f. Accessory structure shall meet the standards and requirements of section 28-120.
 - g. A security and operations plan shall be submitted with the conditional use permit application. A security and operations plan shall include:
 1. A complaint response program that identifies specific strategies and methods designed to maintain the premises in a clean and orderly condition, minimize potential conflicts with the owners/operators and uses of neighboring property, and prohibit unlawful behavior by occupants of the resource center with group and/or family shelter on the site or adjacent public right of way. The community relations and complaint response program shall include at least the following elements:
 - i. Identify a representative of the resource center and shelter, including the representative's name, telephone number, and email, who will meet with

- neighbors upon request to attempt to resolve any neighborhood complaints regarding operation of the center; and
- ii. A dedicated twenty-four-hour telephone line for the purpose of receiving complaints.
2. A provision requiring a representative of the resource center and shelter to meet with neighbors upon request to attempt to resolve any neighborhood complaints regarding operation of the center;
 3. All resource centers with group and/or family shelter(s) shall require residents participate in wrap-around services which involve individual case management;
 4. A plan to maintain noise levels in compliance with chapter 17, article IV of this Code;
 5. Design requirements that ensure any areas for queuing take place within the footprint of the principal building and will not occur on any public street or sidewalk;
 6. Designation of a location for smoking tobacco outdoors in conformance with state laws;
 7. A provision stating that any trash strewn on the premises be collected and deposited in a trash receptacle by 6:00 a.m. the following day, including any smoking and parking lot areas; and
 8. A provision stating that portable trash receptacles on the premise be emptied daily and that other receptacles be emptied at a minimum of once per week or as needed.
- h. The building includes windows and doors in sufficient quantities and locations that allow people inside the building to see all exterior areas of the site.
 - i. Lighting, meeting the requirements of section 28-109 of this chapter, shall be sufficient to illuminate building site, entrances, and access points from public streets and sidewalks to the building.
 - j. Landscaping, meeting the requirements of section 28-105 of this chapter, shall be arranged on the site in a manner that does not create hidden spaces or block sight lines between the building, public spaces, parking areas and landscaped areas.
 - k. If the zoning district does not require a landscape buffer, the planning commission may establish a reasonable and appropriate landscape buffering requirements as a condition of approval.
 - l. Parking area(s) are secured outside of daylight hours.
 - m. Maintenance.
 1. The building and site are maintained free from graffiti, litter, garbage, and other items that constitute a nuisance.
 2. The building is maintained in good repair and all property damage is repaired in a timely manner.
 3. All fencing, walls, paving, walkways and other site features are maintained in good repair, and free from obstruction.
 - n. A resource center with group and/or family shelter, and attached or detached accessory structures, shall comply with all applicable building code and zoning ordinance regulations.

Items to Address: 1) Accessory structure requires dimensional variance. 2) We will need an updated copy of the Shelter's Complaint Response Program, or if this is managed independently from the existing shelter a new Complaint Response program will need to be provided.

CONCLUSION/FINDINGS

Upon review of the conditional use permit request and applicable standards, we determined the proposed new Structure located at the southwest corner of the intersection located at W. Wesley and S. Blackstone meets or exceed the standards and intent of the zoning ordinance. Therefore, pending planning commission review, we recommend approval of the conditional use permit to operate a Resource Center and Family Shelter located.

1. *The conditional use may be revoked if the Alley vacation, lot combination, and Dimensional Variances are not granted. A new application would be required with updated information and new site plan designs in accordance to State Laws and City of Jackson Ordinances.*
2. *Full site plans, building drawings to include wall sections, floor plans, roof detail, floor detail, foundation detail and (MEP Details), required for issuance of all applicable permits and approvals.*

Respectfully,



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

cc: Applicant

Notice of Public Hearing

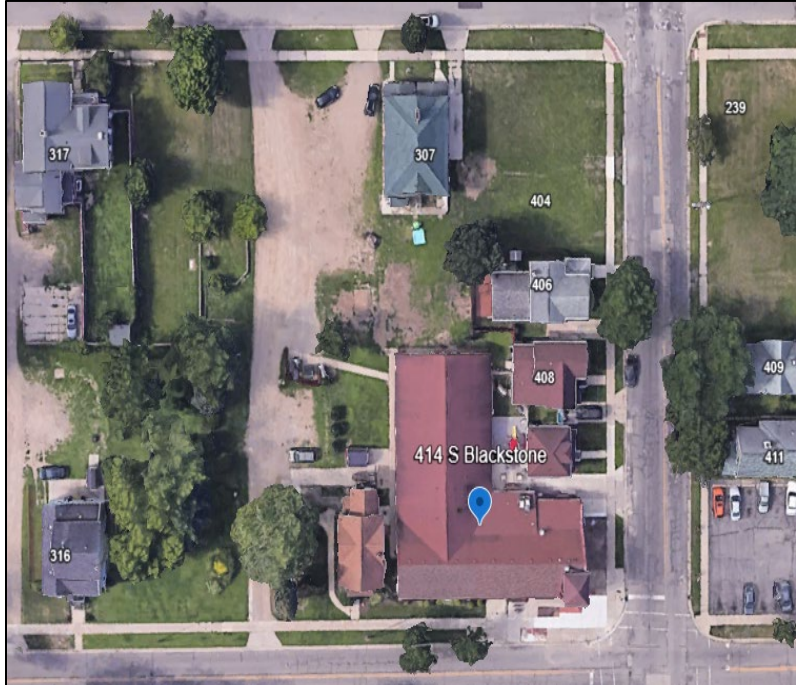
The City of Jackson Planning Commission will hold a public hearing to hear a request for conditional use permit application pursuant to Section 28-145 of the City of Jackson Zoning Ordinance.

Applicant:

AR Engineering
5725 Venture Park DR, Suite A,
Kalamazoo, MI, 49009

Subject location(s):

305 W Wesley Street
(Parcel # 4-030400000
Jackson, MI 49201
414 S Blackstone Street
(Parcel #4-0307.01000)



Requested actions:

The applicant is requesting a conditional use permit for a Community Garden in the R-4, High Density Apartment and Office Zoning District.

Effect of request:

The conditional use permit will allow the applicant to operate a Community Garden at the subject property.

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

**6:00PM on August 06, 2025 in
City Hall Council Chambers, 2nd Floor
161 W. Michigan Avenue
Jackson, MI 49201**

You received this notice because you own property, properties, or reside within three hundred (300) feet of one or more of the outlined properties 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 5:00PM on August 6, 2025.

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 for the property listed below and pursuant to Section 28-145 of the City of Jackson Zoning Ordinance.

Applicant:

AR Engineering
5725 Venture Park DR, Suite A
Kalamazoo, MI, 49009

Subject location(s):

305 W Wesley Street (Parcel # 4-030400000)
414 S Blackstone (Parcel #4-0307.01000)
Jackson, MI, 49201

Requested actions:

The applicant is requesting a conditional use permit for a Resource Center/ Family Shelter in the R-4, High Density Apartment and Office Zoning District.

Effect of request:

The conditional use permit will allow the applicant to operate a Resource Center/ Family Shelter at the subject property.

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

**6:00PM on August 06, 2025 in
City Hall Council Chambers, 2nd Floor
161 W. Michigan Avenue
Jackson, MI 49201**

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Conditional Use Permit 1127 Plymouth Street City of Jackson, Michigan

GENERAL INFORMATION

Applicant: Pastor James Hines
1919 Briarcliff Rd
Jackson, MI, 49203

Subject Location: 1127 Plymouth Street (parcel#6-030100000)

Received Date: June 18, 2025

Current Zoning: R-4, High Density Apartment and Office

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/PROPERTY DESCRIPTION

The applicant is requesting a conditional use permit to continue the use of a community garden with a chain link fence located at 1127 Plymouth Street.

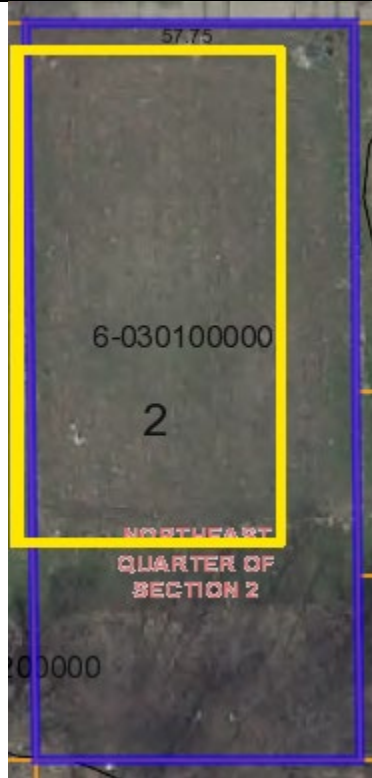
Per Section 28-71(43) Community gardens are permitted by conditional use in the R-4, High Density Apartment and Office zoning district.



NEIGHBORING ZONING AND LAND USE

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

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



Location of proposed/existing 55'x78' Community Garden

STANDARDS FOR Community Gardens

Community gardens provide important access to local fresh food, facilitate community development, and may provide care of vacant residential lots/parcels that may otherwise detract from the health, safety, and welfare of a neighborhood. Community gardens strictly prohibit all uses and/or activities in Chapter 4 and Chapter 16, Article XVIII. Community gardens may be permitted on privately owned vacant lots/parcels in the R-1, R-2, R-3, R-4, and R-6 zoning districts and shall be subject to the following standards and regulations:

- a. All community gardens shall submit an annual application and permit fee for review and approval of the zoning administrator (or designee). Prior to permit approval, all community garden sites shall be inspected for compliance.
- b. All community garden sites are subject to all building codes and permits.
- c. Community garden sites shall be associated with a nonprofit organization or a community-based group and oversee the operation.
- d. Each community garden site shall designate a sole contact person as garden coordinator.

e. The garden coordinator shall:

1. hours of operation, maintenance and security requirements and responsibilities;
2. Shall provide operating rules, name, address, and telephone number of the garden coordinator, and a site plan of the community garden to the Neighborhood and Economic Operations (NEO) Department to be kept on file;
3. Perform 1. Establish set of operating rules addressing the governance structure of the garden, the coordinating role for the management of the community garden; and
4. If more than one (1) organization or group is utilizing one (1) community garden site, assign garden plots in a fair and impartial manner according to the operating rules established for that garden.

f. The property shall be maintained in an orderly and neat condition and shall not be detrimental to the physical environment or to public health and general welfare, and remains subject to compliance with the Property Maintenance Code, noise ordinance, and related ordinances.

g. Community garden sites shall not have frontage on any major/primary city or county roadway or state trunk lines within the City of Jackson.

h. There shall be no onsite sales of any kind.

i. All plots shall be tended on a regular (minimum weekly) basis. Gardens shall be maintained in a weed-free condition and produce must be harvested and not allowed to go to seed.

j. *Hours of operation.* Hours of operation shall be limited to daylight hours.

k. *Lighting.* Onsite unnatural light sources of any kind are strictly prohibited.

l. *Sign.* One (1) ground sign per community garden site, the total sign area shall not exceed twelve (12) square feet per sign face and shall not exceed an overall height of four (4) feet above grade. Sign location is subject to article IX of this chapter.

n. *Setbacks.* Temporary structures shall meet all of the following setback and height requirements for principal structures as described in division 3 or as otherwise described.

R-4- Minimum Front 25 Feet, Minimum Side 10/25 Feet, Rear 50 Feet, Height 10 Feet

* Lots which abut on more than one (1) street shall provide the required front yards along every street.

** Side yard requirements are expressed by two (2) numbers (x/xx ft.) The first number is the minimum width of one side yard and the second number is the minimum total width of both side yards required.

m. *Permitted temporary structures.* Not more than two (2) greenhouses, two (2) hoop houses, or two (2) high tunnels may be allowed on/in a single community garden site. The total area of one (1) temporary structure shall not exceed two hundred sixty (260) square feet, the combined total area of two (2) temporary structures shall not exceed five hundred twenty (520) square feet.

1. Site plan shall include specifications and details showing how the temporary structure will be secured to the ground.
2. All temporary structures shall be removed from the site within thirty (30) of cessation of the community garden.
3. Any exterior material of the temporary structure shall be maintained free of breaks, cracks, tears, rips, holes, or other forms of damage at all times. Patching or replacing shall be permitted with like transparent or translucent material.
4. Any exterior material of the temporary structure that is comprised of plastic, visqueen, or other like materials shall be removed when not in use for growing season.

CONDITIONAL USE STANDARDS

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.
 - e. Any other pertinent factors.
- (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, refuse disposal. The persons or agencies responsible for the establishment of the proposed use shall be able to adequately provide any such service.

- (6) *For legal nonconformities only.* When reviewing a conditional use permit application for a nonconforming building, structure, or use, the planning commission must also consider the following standards together with such relevant facts and circumstances identified during the public hearing:
- a. Whether restoration, reconstruction, substitution, and/or expansion would serve a useful purpose, or whether a useful purpose would be served by pursuing strict enforcement and application of the provisions and requirements of this article.
 - b. Whether the development and/or use of property in the surrounding area has materially changed in relation to the condition which existed when the use or structure was established, with the result that a continuation of the use or structure would be offensive to the area.

FINDINGS/Conclusion

Review of the existing community garden concluded the ordinance standards have been met or exceeded. We recommend the approval of the conditional use permit with the following conditions.

1. All fencing or any future accessory structures shall be removed from the site within thirty (30) of cessation of the community garden.
2. Fencing to be maintained without any defects or damage.
3. The site shall remain free of any blight and contact information for Garden Coordinator to be provided with-in 30 days of this permit's approval to the Zoning Administrator.
4. Any exterior material of the temporary structure/garden accoutrement shall be maintained free of breaks, cracks, tears, rips, holes, or other forms of damage at all times. Patching or replacing shall be permitted with transparent or translucent material.
5. Any exterior material of the temporary structure that is comprised of plastic, Vis queen, or other like materials shall be removed when not in use for growing season.

Respectfully,



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

cc: Applicant

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 for the property listed below and pursuant to Section 28-145 of the City of Jackson Zoning Ordinance.

Applicant:

Pastor James Hines
1919 Briarcliff Rd
Jackson, MI 49203

Subject location(s):

1127 Plymouth
Jackson, MI 49203 (Parcel #6-030100000)

Requested actions:

The applicant is requesting a conditional use permit for a Community Garden in the R-4, High Density Apartment and Office Zoning District.

Effect of request:

The conditional use permit will allow the applicant to operate a Community Garden at the subject property.

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

**6:00PM on August 06, 2025 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 mailed to 161 W. Michigan Avenue, Jackson, MI c/o R. John O'Connor. All comments and/or questions must be received no later than 5:00PM on August 06, 2025.

Notice of Public Hearing

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:

Pastor James Hines
1919 Briarcliff Rd
Jackson, MI 49203

Subject location(s):

1127 Plymouth
Jackson, MI 49201
(Parcel #6-030100000)

Requested actions:

The applicant is requesting a conditional use permit for a Community Garden in the R-4, High Density Apartment and Office Zoning District.

Effect of request:

The conditional use permit will allow the applicant to operate a Community Garden at the subject property.



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

**6:00PM on August 06, 2025 in
City Hall Council Chambers, 2nd Floor
161 W. Michigan Avenue
Jackson, MI 49201**

You received this notice because you own property, properties, or reside within three hundred (300) feet of one or more of the outlined properties 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 5:00PM on August 6, 2025.



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

- | | | |
|---|---|--|
| <input type="checkbox"/> Automobile Service Station | <input checked="" type="checkbox"/> Religious Institution | <input type="checkbox"/> Recycling Center |
| <input type="checkbox"/> Auto Wash | <input type="checkbox"/> Home Occupation | <input type="checkbox"/> Resource Center |
| <input type="checkbox"/> Billboard | <input type="checkbox"/> Off-Street Parking (R-3 & R-4 Only) | <input type="checkbox"/> School |
| <input type="checkbox"/> Child Care Center | <input type="checkbox"/> Radio and Television Broadcasting Studio | <input type="checkbox"/> Self-Service Storage Facility |

APPLICANT

Name: Pastor James Hines
 Address: 1919 Briarcliff Rd
 City: Jackson State: MI Zip: 49203
 Phone: (517) 206-5605
 Email: jhinesfamily@comcast.net

PROPERTY OWNER Same as applicant

Name: Lily Missionary Baptist Church
 Address: 1117 N.G. Wade Drive
 City: Jackson State: MI Zip: 49201
 Phone: (517) 783-5568
 Email: lilybaptistjackson@gmail.com

ADDRESS SUBJECT TO CONDITIONAL USE REQUEST

Property Identification #: 6-030100000
 Address: 1127 Plymouth
 City: Jackson State: MI Zip: 49201
 Nearest Intersection: Plymouth & Page

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): Community garden to feed the east side of town for free. The only community garden on the east side of town.

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]
 Signature of Applicant

6/13/25
 Date

[Signature]
 Signature of Owner
 (If different than applicant)

6/13/25
 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: <u>PCUP250001</u>	Application Accepted By: _____
Materials Submitted with Application: <input type="checkbox"/> Plans <input type="checkbox"/> Other _____	
Total Pages Submitted: _____ Amount of Fee Paid: \$ _____ <input type="checkbox"/> Cash <input type="checkbox"/> Check Check #: _____	

Sec. 28-145. Conditional uses.

In addition to the "permitted" uses in each of the zoning districts, there are certain other compatible uses, as listed in this chapter that are "conditional" uses. Because of their actual or potential impact on natural resources, public utilities, traffic patterns and/or adjacent land use, there is a need to carefully regulate these uses. In these cases, a zoning compliance permit will not be issued until a conditional use permit is approved by the city planning commission. All conditional use permits are granted for a particular site and may not be transferred to a different location. A conditional use permit runs with the land, not with the applicant.

- (a) *Conditional uses authorized by the planning commission.* 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.
- (1) *Procedures.* An application for a conditional use shall be submitted to the planning commission for consideration and public hearing. The application must include a site plan which meets the requirements of section 28-135. Notice of such public hearing shall be given as provided for in section 28-8.
 - (2) *Content of notices.* In addition, notice shall be published in a newspaper of general circulation in the city within the time period required in this subsection. The notices required herein shall:
 - a. Describe the nature of the conditional use request.
 - b. Indicate the property which is the subject of the conditional use request.
 - c. State when and where the public hearing on the conditional use request will be considered.
 - d. Indicate when and where written comments will be received concerning the request.
 - (3) *Adjournment of hearings.* Upon the day for the hearing of any application, the city planning commission may adjourn the hearing in order to permit the obtaining of additional information, or to cause such further notice as it deems proper to be served upon such other property owners. In the case of an adjourned hearing, persons previously notified and persons already heard need not be notified of the time of resumption of such hearing, unless the city planning commission so decides.
 - (4) *Conditions upon approval.* If the planning commission determines that the proposed conditional use is appropriate, the conditional use permit shall be approved. The conditions should ensure that the proposed use meets the standards of this chapter. The conditions shall:
 - a. Be designed to protect natural resources, as well as the health, safety, welfare, and social and economic well-being of those residents and landowners immediately adjacent to the proposed land use or activity, and the community as a whole.
 - b. Be related to the valid exercise of the police power in relation to the purposes of the proposed use or activity.
 - c. Be necessary to meet the intent and purpose of this chapter; be related to the standards established in the ordinance for the land use or activity under consideration; and be necessary to ensure compliance with those standards.
 - d. To the extent applicable, ensure that public services and facilities affected by the proposed land use or activity will be capable of accommodating increased facility loads caused by the land use or activity.
 - (5) *Status of conditions.* Conditions imposed with respect to the approval of a land use or activity shall be made of record at the time of approval and shall remain unchanged except upon the mutual consent of the city planning commission and the owner of the land for which approval of a conditional use has been granted. The city planning commission shall maintain a record of any changes granted in conditions imposed.
 - (6) *Decisions of the city planning commission.* The city planning commission shall decide on all applications within thirty (30) days after the final hearing thereon. The decision shall be incorporated in a statement of findings and conclusions relative to the conditional use which specifies the basis for the decision and shall list any conditions imposed. A copy of the city planning commission's decision shall be transmitted to the applicant, the zoning official, and planning staff. The city planning commission shall have the final decision on all conditional uses.
 - (7) *Rehearing on applications for conditional uses.* Whenever an application for a conditional use is denied, such application shall not be resubmitted for at least one (1) year from the date of the denial, unless it is established to the satisfaction of the city planning commission that there has been a material change in circumstances.

-
- (8) *Violation.* A violation of any requirement, condition, or safeguard established in the conditional use permit shall be considered a violation of this chapter and shall be punished as prescribed in section 1-18 of this Code. In addition, any such violation shall constitute a prima facie basis for the planning commission to revoke the conditional use permit.
- (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.
 - e. Any other pertinent factors.
 - (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, refuse disposal. The persons or agencies responsible for the establishment of the proposed use shall be able to adequately provide any such service.
 - (6) *For legal nonconformities only.* When reviewing a conditional use permit application for a nonconforming building, structure, or use, the planning commission must also consider the following standards together with such relevant facts and circumstances identified during the public hearing:
 - a. Whether restoration, reconstruction, substitution, and/or expansion would serve a useful purpose, or whether a useful purpose would be served by pursuing strict enforcement and application of the provisions and requirements of this article.
 - b. Whether the development and/or use of property in the surrounding area has materially changed in relation to the condition which existed when the use or structure was established, with the result that a continuation of the use or structure would be offensive to the area.
 - c. In considering the establishment of a condition for the approval of the substitution of a nonconforming use of lots, structures, or any combination of lots, structures, or uses of lots and structures, the planning commission must ensure that the nonconforming use of lots and structures is not expanded, and that the substituted use of lots and structures is not of greater nonconformity in terms of its impact upon the area and surrounding properties.
- (c) *Voiding of conditional use permit.*
- (1) Any conditional use permit granted under this chapter shall become null and void and fees forfeited unless:
 - a. Construction or alteration of new or modified facilities, as the case may be, is completed within three hundred sixty-five (365) days of the date of transmittal (by mail or otherwise) of the planning commission's decision to the applicant; or
 - b. The use is commenced within three hundred sixty-five (365) days of the date of transmittal (by mail or otherwise) of the planning commission's decision to the applicant, if new or modified facilities are not required.
 - (2) After the passage of three hundred sixty-five (365) days during which construction has not been commenced, or during which construction has ceased, or, during which the use has not been commenced, as the case may be, the applicant must apply for a new conditional use permit following all of the procedures outlined in this chapter.

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) 766-6426
Email: Jackson@CityofJackson.org

PROPERTY OWNER

Same as applicant

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

PROPERTY SUBJECT TO REZONING REQUEST

Property Identification #: 4-047400000
Address: 223 W Middle Street
City: Jackson State: MI Zip: _____
Nearest Intersection: _____

ADJACENT PROPERTY ZONING AND USE

NORTH - N/A Zoning Vacant Use _____
SOUTH - C-2 Zoning Vacant Use _____
EAST - C-2 Zoning Commercial Use _____
WEST - R-2 Zoning Vacant 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: Sale & redevelopment of combined parcels

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

6/9/2025

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: <input type="checkbox"/> Plans <input type="checkbox"/> Other _____	
Total Pages Submitted: _____	Amount of Fee Paid: \$ _____ <input type="checkbox"/> Cash <input type="checkbox"/> Check Check #: _____

August 6, 2025

**Map Amendment Review (Rezone)
223 W Biddle Street
City of Jackson, Michigan**

GENERAL INFORMATION

Applicant:	Community Development 161 W Michigan Ave Jackson MI, 49201
Subject Location:	223 W Biddle Street (Parcel # 4-047400000)
Received Date:	June 6, 2025
Current Zoning:	R-2, One and Two Family Residential
Proposed Zoning:	C-2, Community Commercial
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 vacant 0.07 acre lot, addressed as 223 W Biddle Street. The applicant also owns the adjoining lots to the South 806 Greenwood Ave. (parcel #4-047700000), East 800 Greenwood Ave (parcel #4-04730000) and 804 Greenwood Ave. (parcel #4-04750000), West 225 W Biddle Street (parcel #4-047600000). Other properties owned by the City of Jackson that are contiguous with these parcels are as follows: 810 Greenwood Ave. (parcel #4-047800000).

In September of 2014 the City of Jackson began to acquire the above listed parcels, with the last parcel acquisition on July 17, 2025. The applicant acquired the vacant subject parcels with the intent of combining the properties for the sale and possible redevelopment.

To eliminate dual zoning for a single parcel, staff recommended that the Applicant submit an application for rezone. The current zoning classification of the subject address is R-2, One and Two Family Residential; the proposed zoning reclassification is C-2, Community Commercial.

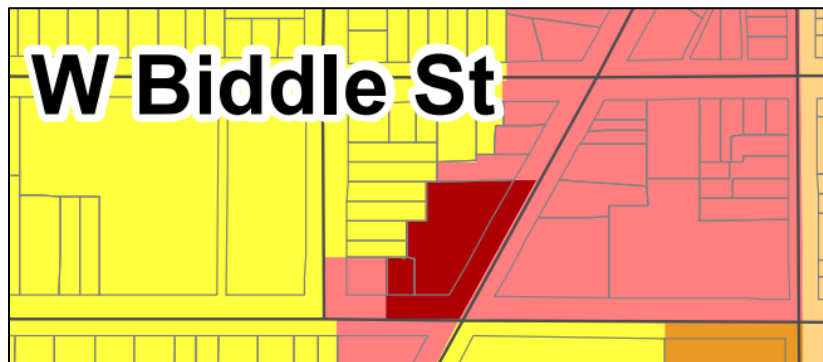
All uses, listed by the applicant or otherwise, are subject to review and approval by the City of Jackson. The process of rezoning does not grant any specific use; all new use is subject to the appropriate review process of the City of Jackson and will require a separate application.



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 "Community Commercial".

The "Community Commercial" land use is described as:

The community commercial district is composed of certain land and structures used primarily to provide all types of "convenience goods," as described in the C-1 district, and limited types of "durable shoppers goods," such as household furnishings, hardware, and apparel. The district also permits services such as gasoline stations and branch banks. The district usually occupies more area than a C-1 district, is located on or near arterial streets, and is designed to serve more than one (1) neighborhood.

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

DEVELOPMENT POTENTIAL

Suggested uses in the “Community Commercial” 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 C-2, Community Commercial zoning district. The following is a list of those uses:

- Antique store
- Apparel and accessories store
- Appliance store
- Automobile parts store
- Automobile Minor repair
- Automobile service station
- Automobile truck and trailer display and sales
- Bakery
- 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
- Bicycle shop
- Book store
- Cabinet fabrication and sales
- Camera and photographic equipment supply store
- Candy, ice cream and other confectionery- wholesale
- Cemetery; adjacent to an existing cemetery
- Churches, synagogues, temples, and associated buildings, but not including elementary or secondary school buildings
- Clinic- dental or medical
- Clothing store
- Contractor office with incidental storage of parts, equipment and vehicles
- Convivence store
- Childcare center
- Delicatessen
- Drapery, curtain shop
- Drug store

- Dry cleaners, custom and self-service
- Dwelling, permitted in buildings of 2 stories in height or greater, provided that no dwelling unit shall occupy any portion of the building at ground level
- Florist-gift shop
- Funeral home
- Furniture store
- Gas station with or without mini-mart
- Gift, novelty and souvenir store
- Grocery store, supermarket and meat market
- Hardware store
- Headquarters for religious, philanthropic and charitable organizations
- Jewelry store
- Laundry, custom and self service
- Library, public
- Liquor store
- Registered primary care giver in accordance with MMMA and Chapter 16-medical and adult use marihuana facilities
- Museum, public
- Music store
- Office- designated to attract and serve customers on the premises
- Office supply store including sales of business machines
- Paint and wall paper store
- Park and/or playground, public
- Parking lots and/or structures either public or privately owned or operated
- Pet grooming services
- Photocopying services
- Photographic studios
- Planned Building group shopping centers
- Plumbing and heating store
- Pressing, altering, and repairing wearable apparel
- Printing and publishing, including related processes
- Radio and television broadcasting studios- without transmitter
- Recycling collection centers

- 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
- Repair, rental and servicing of any product the sale of which product is a Use by Right permitted in the same district
- Resale shops, used clothing and furniture (permanent and fully contained within a structure)
- Restaurant, including eat-in and carry-out, and including bars and cocktail lounges
- Schools (elementary, secondary and college levels for academic instruction)
- Shoe store, sales and repair
- Social, fraternal clubs, union halls, lodges and similar uses
- Sporting goods store
- 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
- Toy Store
- Travel agencies
- Variety and notions store
- Wall and floor coverings stores
- 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 223 W Biddle Street (Parcel #4-047400000) from R-2, One and Two Family Residential; the proposed zoning reclassification is C-2, Community Commercial.

- 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,

A handwritten signature in black ink, appearing to read 'R. John O'Connor', with a long horizontal flourish extending to the right.

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

cc: Applicant

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 #: 4-047600000
Address: 225 W Biddle Street
City: Jackson State: MI Zip: 49201
Nearest Intersection: Biddle St. + Greenwood

ADJACENT PROPERTY ZONING AND USE

NORTH - N/A Zoning _____ Use _____
SOUTH - C-2 Zoning Vacant Use _____
EAST - R-2 Zoning Vacant Use _____
WEST - R-2 Zoning Vacant 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: Sale & redevelopment of combined parcels.

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: [Signature] Date: 6/5/2025
Signature of Owner: _____ Date: _____
(If different from applicant)

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: <input type="checkbox"/> Plans <input type="checkbox"/> Other _____	
Total Pages Submitted: _____	Amount of Fee Paid: \$ _____ <input type="checkbox"/> Cash <input type="checkbox"/> Check Check #: _____

August 6, 2025

**Map Amendment Review (Rezone)
225 W Biddle Street
City of Jackson, Michigan**

GENERAL INFORMATION

Applicant:	Community Development 161 W Michigan Ave Jackson MI, 49201
Subject Location:	225 W Biddle Street (Parcel # 4-047600000)
Received Date:	June 6, 2025
Current Zoning:	R-2, One and Two Family Residential
Proposed Zoning:	C-2, Community Commercial
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 vacant 0.15 acre lot, addressed as 225 W Biddle Street. The applicant also owns the adjoining lots to the South 806 Greenwood Ave. (parcel #4-047700000), East 223 W Biddle Street (parcel #4-047400000), West 229 W Biddle Street (parcel #4-048900000). Other properties owned by the City of Jackson that are contiguous with these parcels are as follows: 804 Greenwood Ave. (parcel #4-047500000), 810 Greenwood Ave. (parcel #4-047800000).

In September of 2014 the City of Jackson began to acquire the above listed parcels, with the last parcel acquisition on July 17, 2025. The applicant acquired the vacant subject parcels with the intent of combining the properties for the sale and possible redevelopment.

To eliminate dual zoning for a single parcel, staff recommended that the Applicant to submit an application for rezone. The current zoning classification of the subject address is R-2, One and Two Family Residential; the proposed zoning reclassification is C-2, Community Commercial.

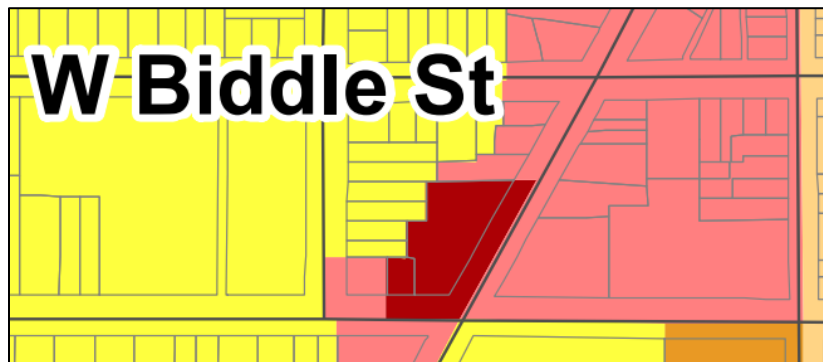
All uses, listed by the applicant or otherwise, are subject to review and approval by the City of Jackson. The process of rezoning does not grant any specific use; all new use is subject to the appropriate review process of the City of Jackson and will require a separate application.



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	C-2, Community Commercial	R-2, One and Two Family Residential	R-2, One and Two Family Residential
Current Land Use	Single Family Residential	Vacant Commercial	Vacant Residential	Vacant and Single Family Residential



FUTURE LAND USE/MASTER PLAN

The Future Land Use map contained within the 2016 Master Plan demonstrates use designation of the subject properties "Community Commercial".

The "Community Commercial" land use is described as:

The community commercial district is composed of certain land and structures used primarily to provide all types of "convenience goods," as described in the C-1 district, and limited types of "durable shoppers goods," such as household furnishings, hardware, and apparel. The district also permits services such as gasoline stations and branch banks. The district usually occupies more area than a C-1 district, is located on or near arterial streets, and is designed to serve more than one (1) neighborhood.

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

DEVELOPMENT POTENTIAL

Suggested uses in the “Community Commercial” 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 C-2, Community Commercial zoning district. The following is a list of those uses:

- Antique store
- Apparel and accessories store
- Appliance store
- Automobile parts store
- Automobile Minor repair
- Automobile service station
- Automobile truck and trailer display and sales
- Bakery
- 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
- Bicycle shop
- Book store
- Cabinet fabrication and sales
- Camera and photographic equipment supply store
- Candy, ice cream and other confectionery- wholesale
- Cemetery; adjacent to an existing cemetery
- Churches, synagogues, temples, and associated buildings, but not including elementary or secondary school buildings
- Clinic- dental or medical
- Clothing store
- Contractor office with incidental storage of parts, equipment and vehicles
- Convivence store
- Childcare center
- Delicatessen
- Drapery, curtain shop
- Drug store

- Dry cleaners, custom and self-service
- Dwelling, permitted in buildings of 2 stories in height or greater, provided that no dwelling unit shall occupy any portion of the building at ground level
- Florist-gift shop
- Funeral home
- Furniture store
- Gas station with or without mini-mart
- Gift, novelty and souvenir store
- Grocery store, supermarket and meat market
- Hardware store
- Headquarters for religious, philanthropic and charitable organizations
- Jewelry store
- Laundry, custom and self service
- Library, public
- Liquor store
- Registered primary care giver in accordance with MMMA and Chapter 16-medical and adult use marihuana facilities
- Museum, public
- Music store
- Office- designated to attract and serve customers on the premises
- Office supply store including sales of business machines
- Paint and wall paper store
- Park and/or playground, public
- Parking lots and/or structures either public or privately owned or operated
- Pet grooming services
- Photocopying services
- Photographic studios
- Planned Building group shopping centers
- Plumbing and heating store
- Pressing, altering, and repairing wearable apparel
- Printing and publishing, including related processes
- Radio and television broadcasting studios- without transmitter
- Recycling collection centers

- 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
- Repair, rental and servicing of any product the sale of which product is a Use by Right permitted in the same district
- Resale shops, used clothing and furniture (permanent and fully contained within a structure)
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- 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
- Toy Store
- Travel agencies
- Variety and notions store
- Wall and floor coverings stores
- 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 225 W Biddle Street (Parcel #4-047600000) from R-2, One and Two Family Residential; the proposed zoning reclassification is C-2, Community Commercial.

- 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,

A handwritten signature in black ink, appearing to read 'R. John O'Connor', with a long horizontal flourish extending to the right.

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

cc: Applicant

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: County of Jackson
 Address: 120 W Michigan Ave
 City: JACKSON State: MI Zip: 49201
 Phone: (517) 798-4335
 Email: N/A

PROPERTY SUBJECT TO REZONING REQUEST

Property Identification #: 4-048900000
 Address: 229 W Biddle st
 City: Jackson State: MI Zip: _____
 Nearest Intersection: _____

ADJACENT PROPERTY ZONING AND USE

NORTH - N/A Zoning _____ Use _____
 SOUTH - R-2 Zoning Residential Use _____
 EAST - R-2 Zoning Vacant Use _____
 WEST - R-2 Zoning Residential 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: Sale and redevelopment of combined parcels

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] 6/26/2025 _____
 Signature of Applicant Date Signature of Owner Date
 (If different from applicant)

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: <input type="checkbox"/> Plans <input type="checkbox"/> Other _____	
Total Pages Submitted: _____	Amount of Fee Paid: \$ _____ <input type="checkbox"/> Cash <input type="checkbox"/> Check Check #: _____

August 6, 2025

**Map Amendment Review (Rezone)
229 W Biddle Street
City of Jackson, Michigan**

GENERAL INFORMATION

Applicant:	Community Development 161 W Michigan Ave Jackson MI, 49201
Subject Location:	229 W Biddle Street (Parcel # 4-047400000)
Received Date:	June 6, 2025
Current Zoning:	R-2, One and Two Family Residential
Proposed Zoning:	C-2, Community Commercial
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 vacant 0.05 acre lot, addressed as 229 W Biddle Street. The applicant also owns the adjoining lots to the West 225 W Biddle Street (parcel #4-047600000) and 223 W Biddle (parcel #4-047400000) Other properties owned by the City of Jackson that are contiguous with these parcels are as follows: 810 Greenwood Ave. (parcel #4-047800000), 804 Greenwood Ave. (parcel # 4-047500000), and 806 Greenwood Ave (parcel #4-047700000)

In September of 2014 the City of Jackson began to acquire the above listed parcels, with the last parcel acquisition on July 17, 2025. The applicant acquired the vacant subject parcels with the intent of combining the properties for possible redevelopment.

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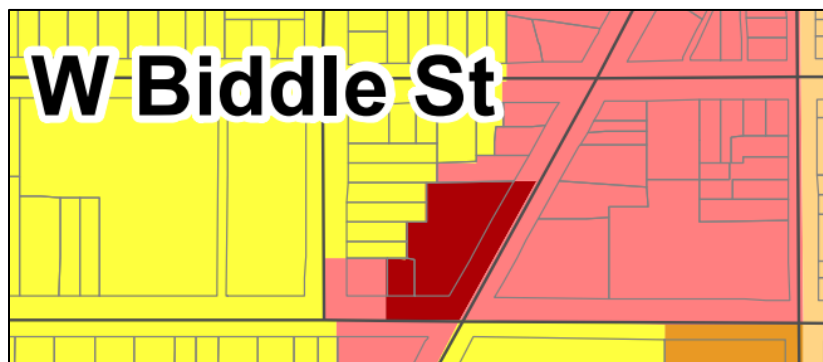
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