



ZONING BOARD OF APPEALS

Thursday, August 28, 2025 at 5:30 PM

City Hall, 2nd Floor Council Chambers

AGENDA

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

A. Staff Representative, R. John O'Connor

4. ADOPTION OF AGENDA

A. August 28, 2025 Agenda for the Zoning Board of Appeals

5. APPROVAL OF MINUTES

A. Minutes of the July 24, 2025, Zoning Board of Appeal Meeting

6. PUBLIC HEARING

A. 800 S. Jackson Street Use Variance

B. 1970 Kibby Road Application for Dimensional Variance (sign)

7. PUBLIC COMMENT AND CORRESPONDENCE

(3-Minute Limit)

8. BUSINESS

9. BOARD MEMBER ANNOUNCEMENTS

10. NEXT MEETING REMINDER

- A. September 25, 2025, Zoning Board of Appeals at 5:30 Pm

11. ADJOURNMENT

MINUTES – ZONING BOARD OF APPEALS MEETING

5:30 PM July 24, 2025

I. Call to Order

Chairperson Grieve called July 24, 2025, Zoning Board of Appeals meeting to order at 5:34 pm.

II. Pledge of Allegiance

III. Roll Call

PC Member	Present	Absent	Excused
Clyde Mauldin		X	
Karl Grieve	X		
Bob VanSumeren	X		
Peter Mulhearn	X		

Staff Present: R. John O'Connor

IV. Adoption of Agenda

Board Member Grieve moved, with support from Board Member VanSumeren, to approve/approve as amended July 24, 2025, Zoning Board of Appeals meeting agenda.

Motion passed by voice vote.

V. Review and Approval of Zoning Board of Appeals Meeting Minutes

A. March 27, 2025 Zoning Board of Appeals Meeting Minutes

Board Member Mulhearn moved, with support from Board Member Grieve, to approve as amended the March 27, 2024 Zoning Board of Appeals meeting minutes.

VI. Public Comment and Correspondence – None.

VII. Public Hearings

A. Consideration of Use variance for parcel 1319 S Elm (Parcel #6-1728.10) at the North East corner of Lewis Street and Elm Street.

Board Member Grieve moved, with support from Board Member VanSumeren, to enter the Staff Report into the record as if read in whole.

Motion passed by voice vote.

Planner O'Connor summarized the variance request to allow for construction of new rectifier enclosure at the zero-lot line. O'Connor Further explained that costs to move to the back of the building would be significantly increased. In addition, current and planned trees would provide screening for the proposed location.

Public Hearing Opened at 5:37 pm

APPLICANT/PUBLIC COMMENT

Kevin Van Kleeck representing Elm Plating made these comments: Arborvitaes will be planted to help with screening

Vice President of Operations for Elm Plating made these comments: this replacement will help to keep current equipment running during the replacement, and will save roughly \$100,000

Public Hearing Closed at 5:41 pm

BOARD COMMENTS

Grieve stated/asked: concerned with traffic, would be more concerned in a residential area; observation appears to make this a non-issue; requested the inclusion of an economics study on the record; rectifiers face the south, not the few homes across the street

Mulhearn stated/asked: no issues seen; not a dramatic modification considering what is there at present;

Applicant stated/asked: could provide economic projections; explained on the record that the cost to utilize more copper would be significant, that the increased distance from the rectifiers would decrease voltage, and the location above would cause issues with heat/steam; welcomed the board to visit in-person, and happy to plant additional trees for screening

VanSumeren stated/asked: would like more information regarding compliance; would like to see more design solution explanations (including pictures) in the application for a variance; would appreciate the planting of additional trees; appreciated the City analysis

John O'Connor (staff) stated/asked: currently out of compliance, referenced increased cost should variance not be granted; questioned the economics of the variance request

Board Member Mulhearn moved, with support from Board Member Grieve, to approve supplemental variance request at 1319 S Elm Street as indicated in the application.

PC Member	Yea	Nay	Abstained
Karl Grieve	X		
Bob VanSumeren	X		
Peter Mulhearn	X		

Motion passed 3-0 by roll call vote.

VIII. Old Business

A. None

IX. New Business

A. None

X. Board Comments

Grieve: may be out of town on August 28, so Vice Chair would need to run the meeting

O'Connor (staff): anticipates business to discuss at the August meeting

XI. Next Meeting Reminder

Chairperson Grieve reminded the Board that the next regular ZBA meeting is scheduled for August 28, 2025, at 5:30pm.

10. Adjournment

Board Member VanSumeren moved, with support from Board Member Mulhearn, to adjourn the meeting at 6:02 pm.

Motion passed 3-0 by voice vote.

Respectfully,



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

Application for Variance

Requires a public hearing before Zoning Board of Appeals.

The variance fee of \$500.00 must be submitted with the application.

Instructions and additional information on Page 2 and Page 3

Type/Nature of Appeal: Dimensional Supplemental Use Interpretation of Code/Map

APPLICANT

Name: City of Jackson / Cory Mays
 Address: 161 W/michigan Ave
 City: Jackson State: MI Zip: 49201
 Phone: (517) 768-6461
 Email: C.Mays@CityofJackson.org

PROPERTY OWNER

Same as applicant

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

ADDRESS SUBJECT TO VARIANCE REQUEST

Property Identification #: 4-0509, 0100
 Address: 800 S. Jackson Street
 City: Jackson State: MI Zip: 49
 Nearest Intersection: S. Jackson + Biddle Street

Current Zoning Designation: C-2
 Current Use: Residential Commercial
 Industrial Mixed

VARIANCE INFORMATION (Attach additional pages as needed, use separate form for each code section being appealed)

1. List Code Section number(s) from which a variance is requested from: Article 111, Sec. 28-71, (52)

2. Explain reason/purpose for variance (paraphrasing code language, attach additional pages if necessary):
Applicant would like to construct a single-family residential structure on the parcel. Prior to demolition, parcel was split into 2 lots, each containing a single-family residential structure. Goal is to maintain original residential use, as this fits with the surrounding residential use of adjacent and nearby properties.

Is/will an attorney be representing your variance appeal: YES NO
 If yes will the attorney be present at the ZBA meeting: YES NO

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. I also give permission to the ZBA members and staff reviewers to enter my property to review aspects of the variance appeals request on the site.



Signature of Applicant

7/25/25

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

A. INSTRUCTIONS TO APPLICANTS FOR VARIANCE OR APPEALS.

1. Separate application forms and added fees shall be submitted for each individual, unrelated type of variance.
2. For dimensional, supplemental, or use variance requests, the applicant shall submit an 8.5" x 11" sketch plan showing: dimensions from street/property lines, sidewalks, buildings on site and on adjoining property, utility easements, and other existing facilities and structures.
3. If the owner cannot sign this form, the applicant must submit a letter from the owner, requesting the variance.

B. THE FOLLOWING ITEMS MUST BE ADDRESSED.

Your application will be considered incomplete and will not go before the Zoning Board of Appeals until Section C and/or Section D is complete; attach additional pages if necessary.

C. FOR DIMENSIONAL OR SUPPLEMENTAL VARIANCE – Provide responses for subsections 1 through 7.

In authorizing a variance with conditions, the board shall require such evidence and bond as it may deem necessary to ensure that the conditions are being and will be complied with. No variance in the provisions or requirements of this chapter shall be authorized by the board unless the board finds, by a preponderance of the evidence that all of the following facts and conditions exist:

1. There are exceptional or extraordinary conditions applying to the property that do not apply to other properties or classes of uses in the same zoning district. _____

N/A

2. The exceptional or extraordinary conditions do not result from the actions of any person with a current interest in the property. _____

3. Strict compliance with this chapter would unreasonably prevent the applicant from using the property for a permitted purpose or would create practical difficulties in conforming to the requirements of this chapter. _____

4. The authorizing of such variance will not be of substantial detriment to adjacent property, alter the essential character of the area, and will not impair the purposes of this chapter or the public interest. _____

5. The variance is the minimum variance possible for reasonable use of the property. _____

6. The variance will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion in public streets or increase the danger of fire or endanger the public safety or substantially diminish property values within the area. _____

7. Such variance shall in no manner or guise be construed to allow a change of use but shall allow only a variation or modification from the provisions of this chapter. _____

D. FOR USE VARIANCE – Provide responses for subsections 1 through 4.

The zoning board of appeals may grant a use variance only upon finding that an unnecessary hardship exists. A use variance is a variance that permits a use that is otherwise not provided for in a zoning district. A finding of an unnecessary hardship shall require demonstration by the applicant of the following:

1. The property cannot be reasonably used for any purpose permitted in the zoning district. There must be financial proof of the applicant's inability to realize any reasonable return; speculation or a qualitative assessment is inadequate. _____

See Attached Sheet

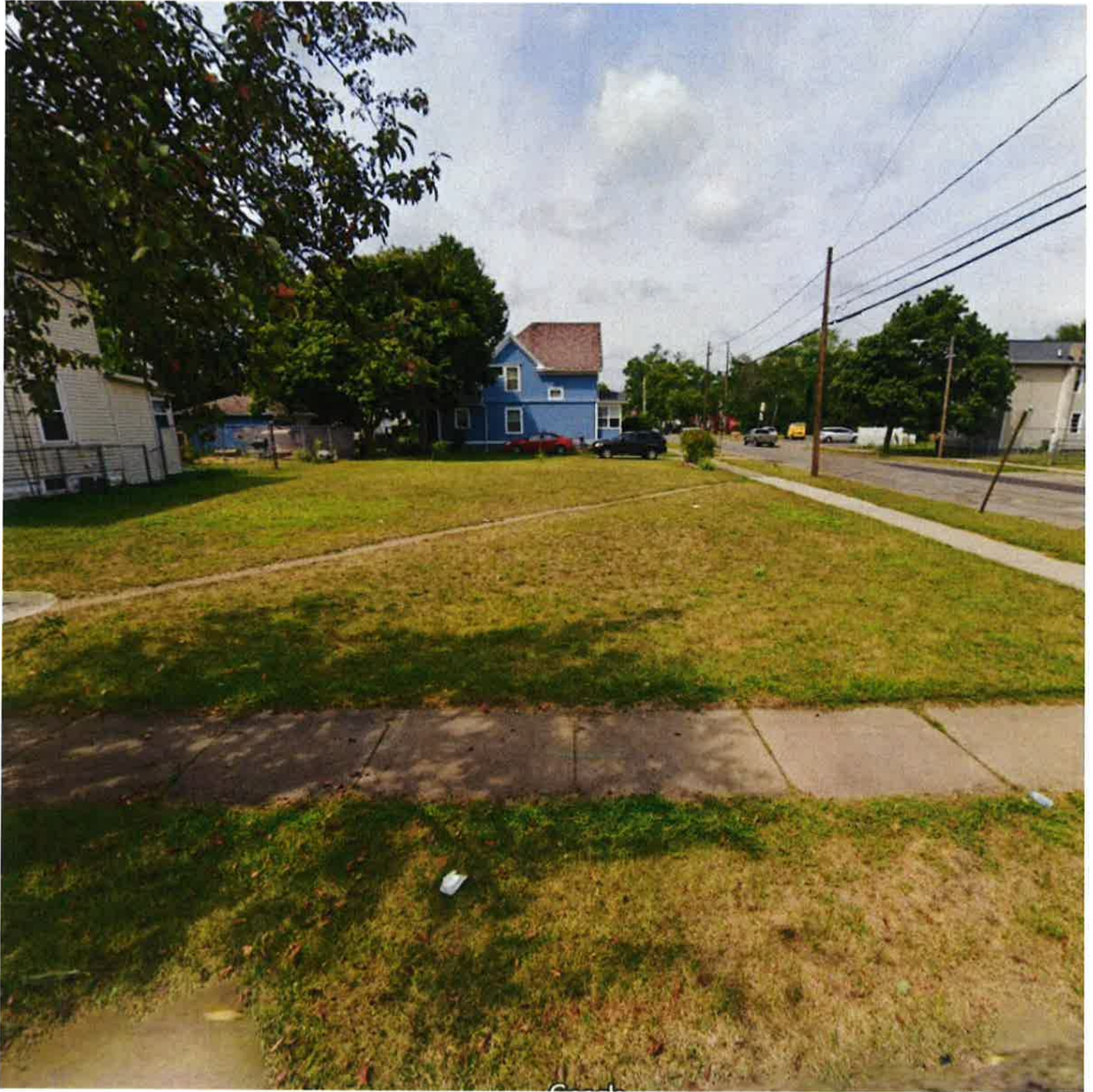
2. The need for the variance is due to unique circumstances peculiar to the property and not generally applicable in the area or to other properties in the same zoning district. The applicant must demonstrate that there are certain features that make it impossible to earn a reasonable return without some adjustment. In those situations where others share the difficulty, the zoning board of appeals may find that relief should be accomplished by an amendment to the zoning ordinance, not a variance.

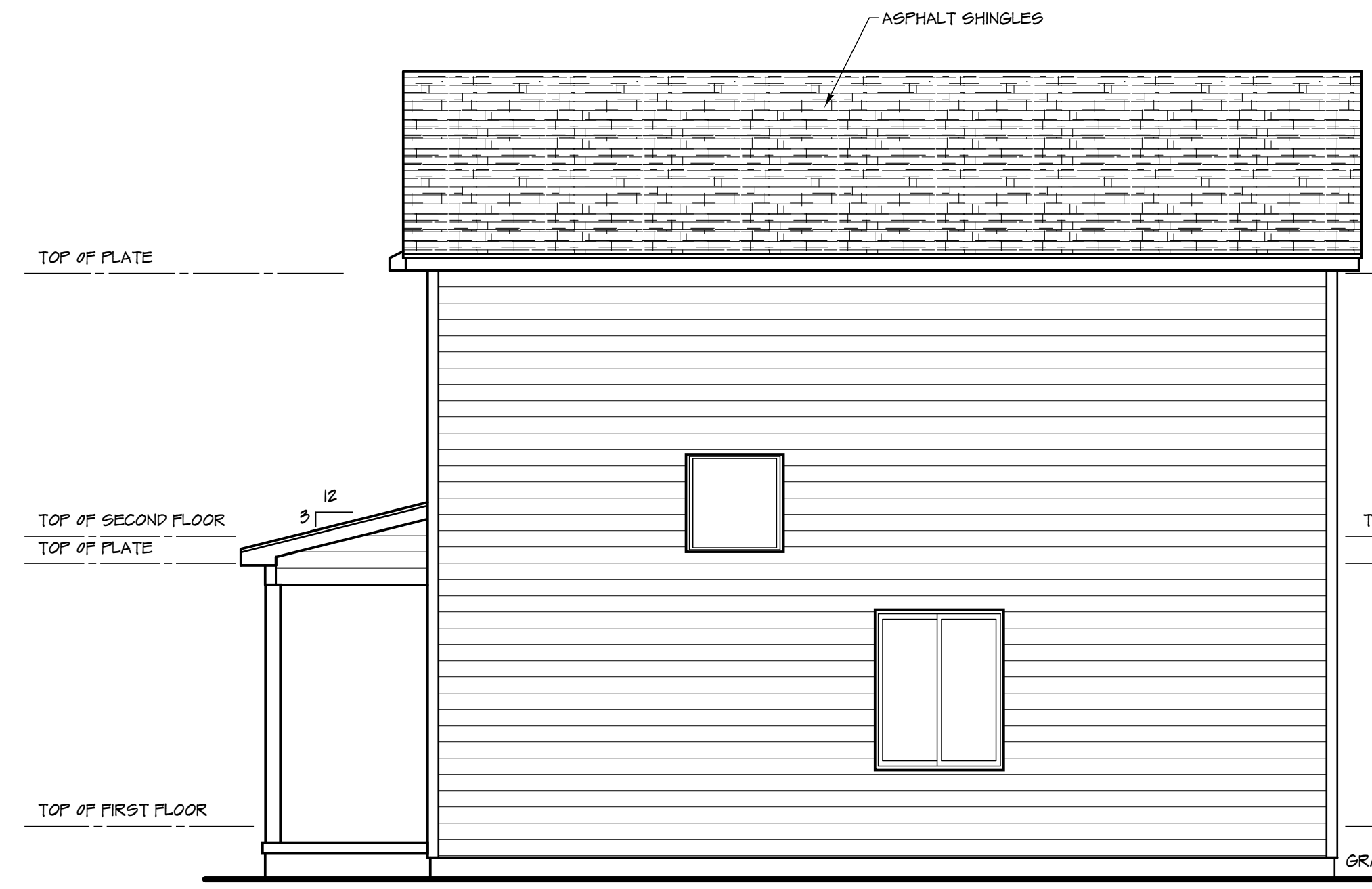
3. The problem and resulting need for the variance has not been self-created by the applicant. _____

4. The variance will not alter the essential character of the area. In determining whether this criteria has been met, the established type and pattern of land uses in the area and the natural characteristics of the site and surrounding area shall be considered. _____

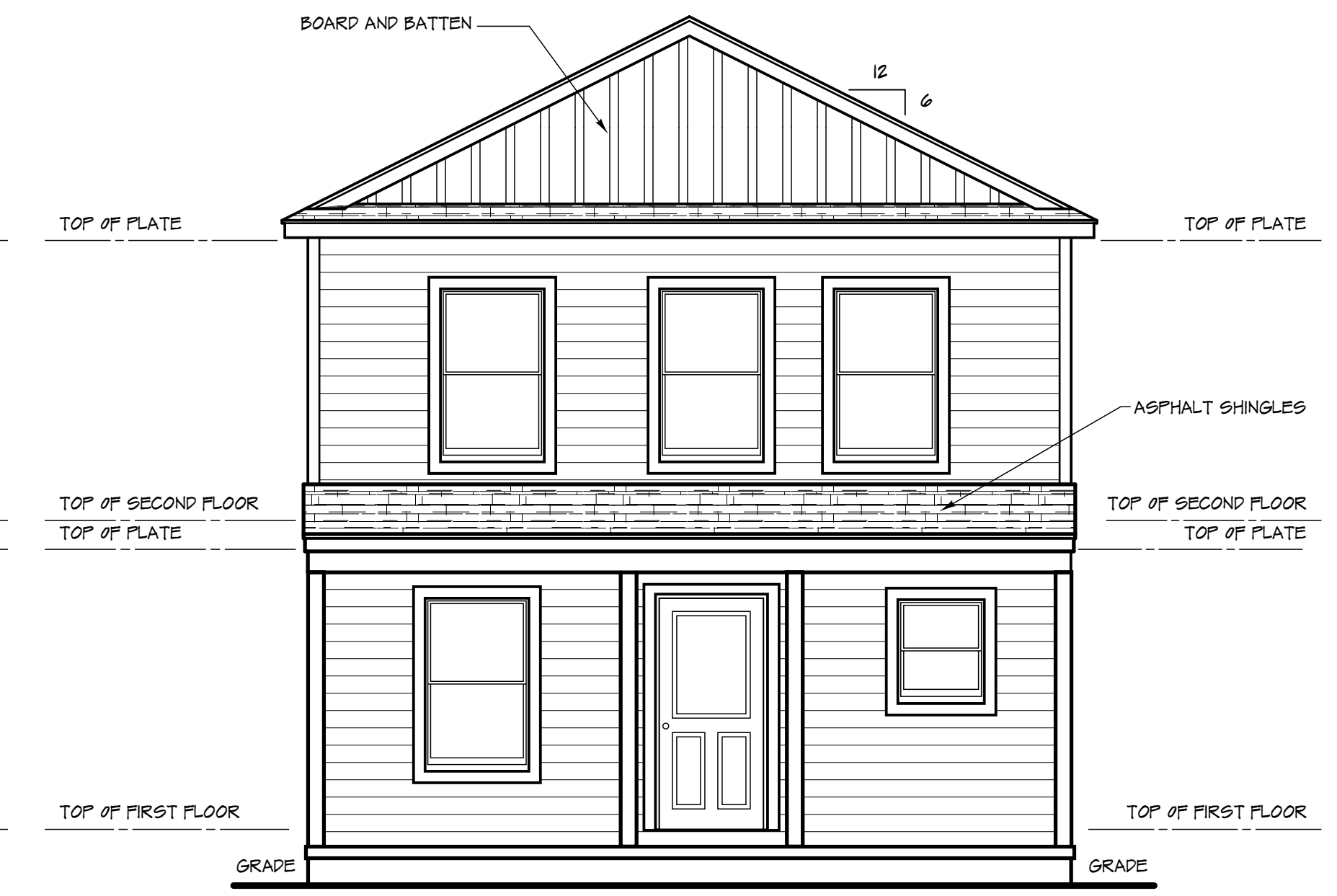
D. For Use Variance

1. The lot size is 4,605 Square feet and is located in a C-2 Zoning District. Due to parking constraints, permeable surface, lighting, landscape and a lack of square footage for construction of A commercial structure wouldn't be suitable on this parcel. The lot presents many design criteria challenges, and it would be cost prohibitive to design a commercial structure that fits with the surrounding residential neighborhood.
2. Although this property and surrounding properties are all zoned C-2, The actual use was residential for this property, before the demolition of two single family homes. The surrounding properties are currently being utilized as residential single-family homes. The unique circumstance is derived from the surrounding residential neighborhood zoning designation as commercial and the actual use as residential.
3. The two single family homes that were located at the site were blighted and a detriment to the surrounding neighborhood. The need for demolition was confirmed by the building board of review, due to the designation of dangerous buildings. The applicant wishes to improve the neighborhood with the construction of a single-family home complimenting the surrounding neighborhood. The problem was not created by the owner of this parcel.
4. The residential structure will enhance the neighborhood and have similar characteristics to many of the new construction homes currently under construction across the city.

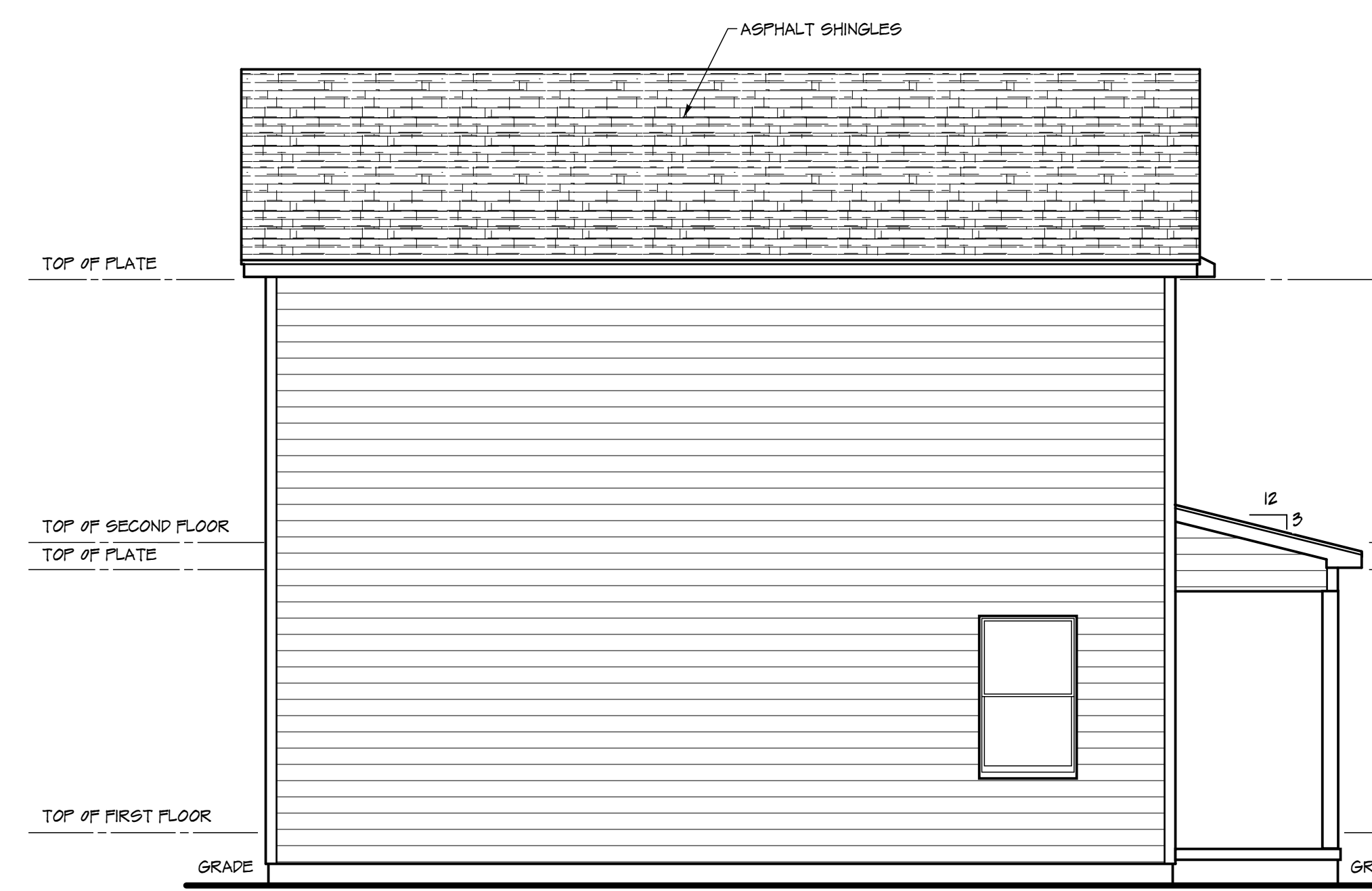




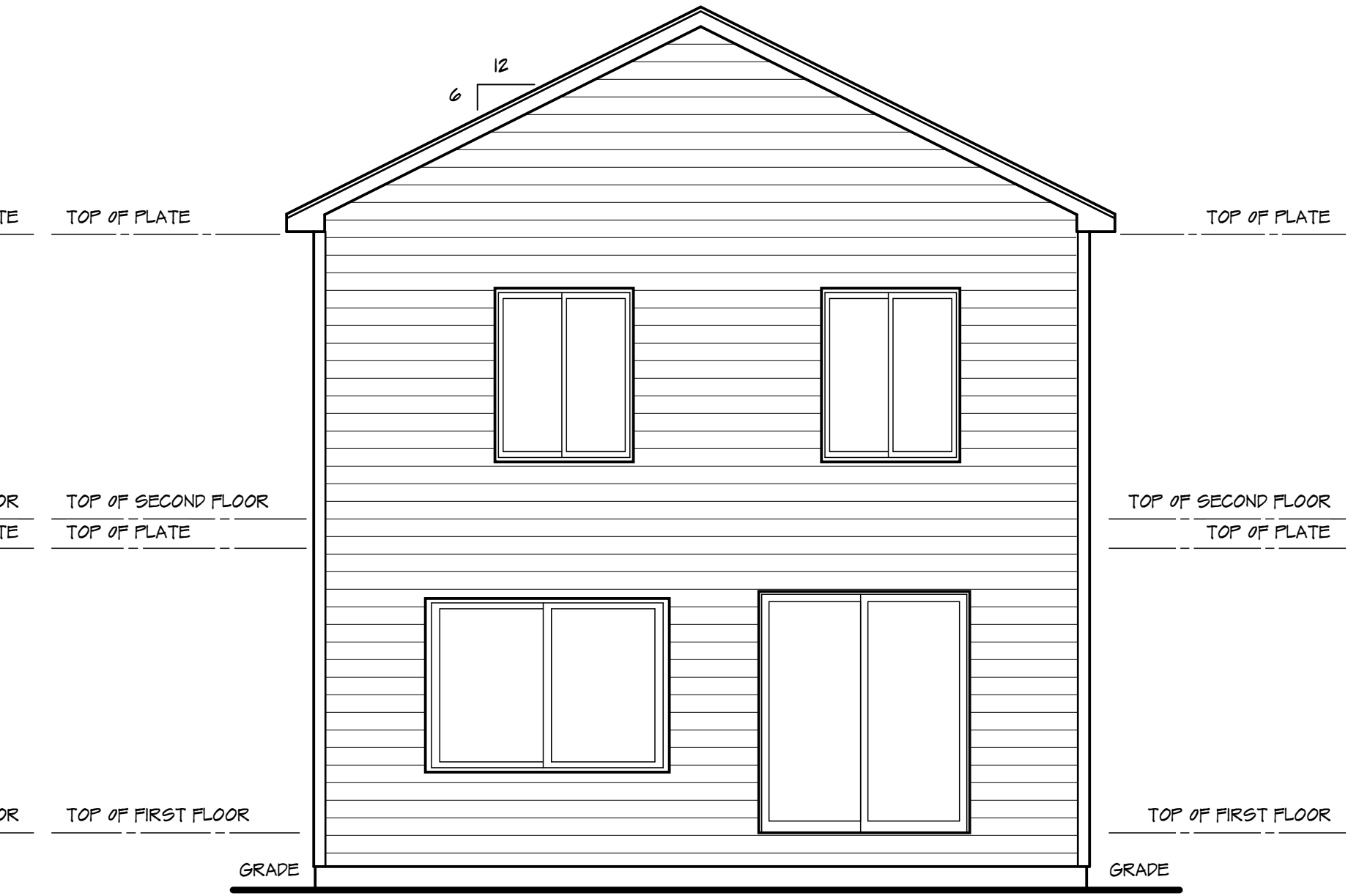
RIGHT ELEVATION
1/4" = 1'-0"



FRONT ELEVATION
1/4" = 1'-0"



LEFT ELEVATION
1/4" = 1'-0"



REAR ELEVATION
1/4" = 1'-0"

CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS ON THE JOB REPORT ANY DISCREPANCIES TO OWNER IMMEDIATELY.

Original Issue Date:
24 July 2023

Revisions:

Issue Description:

Construction set.

Issued For:

Preliminary:

Owner Review:

Estimating:

Construction:

Project Name:
The Lexington "B"
Jackson, Michigan
Sheet Title:
Elevations

Drawn:

Matt Haggood

Scale:

As Shown

Date:

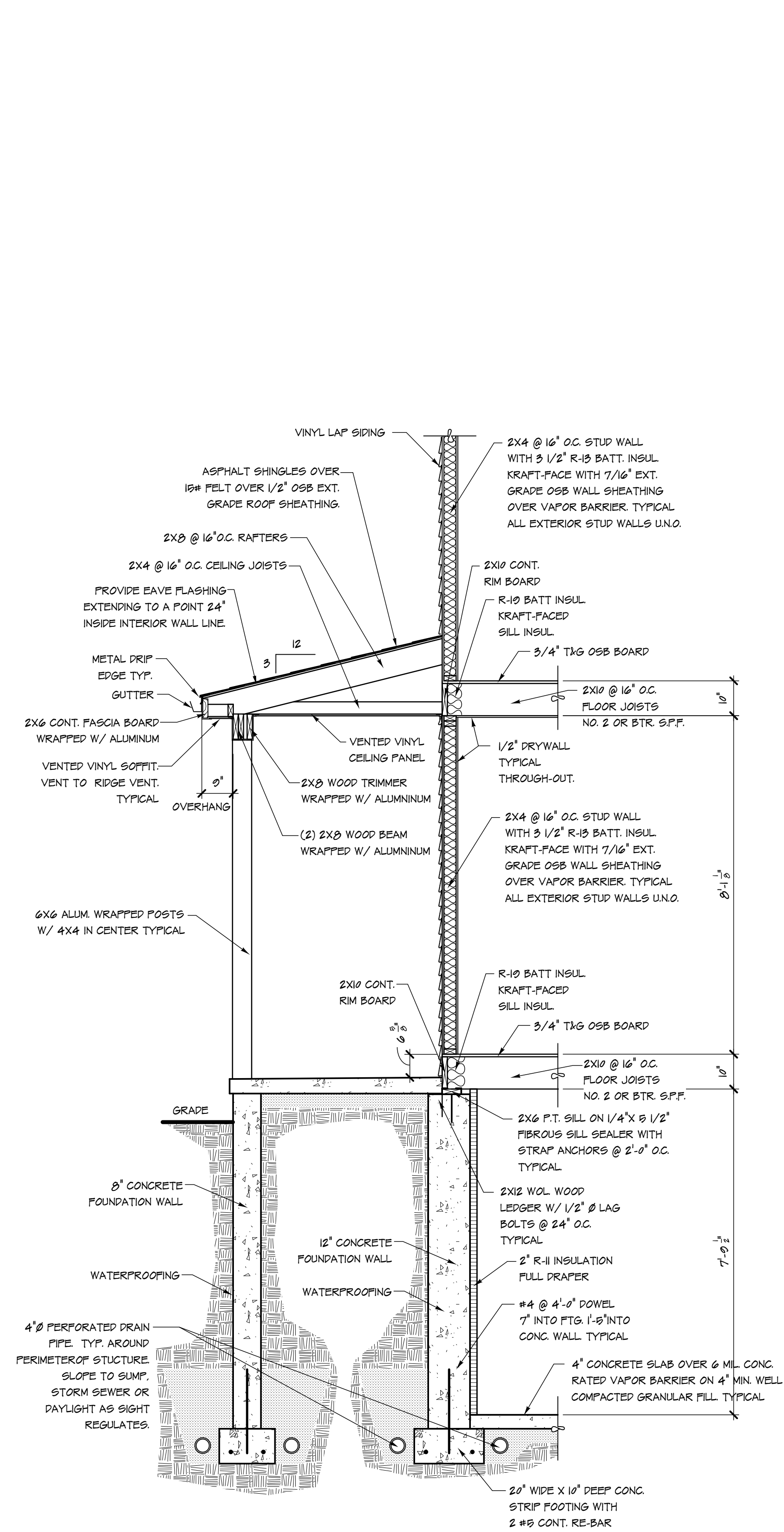
24 July 2023

Project Number:

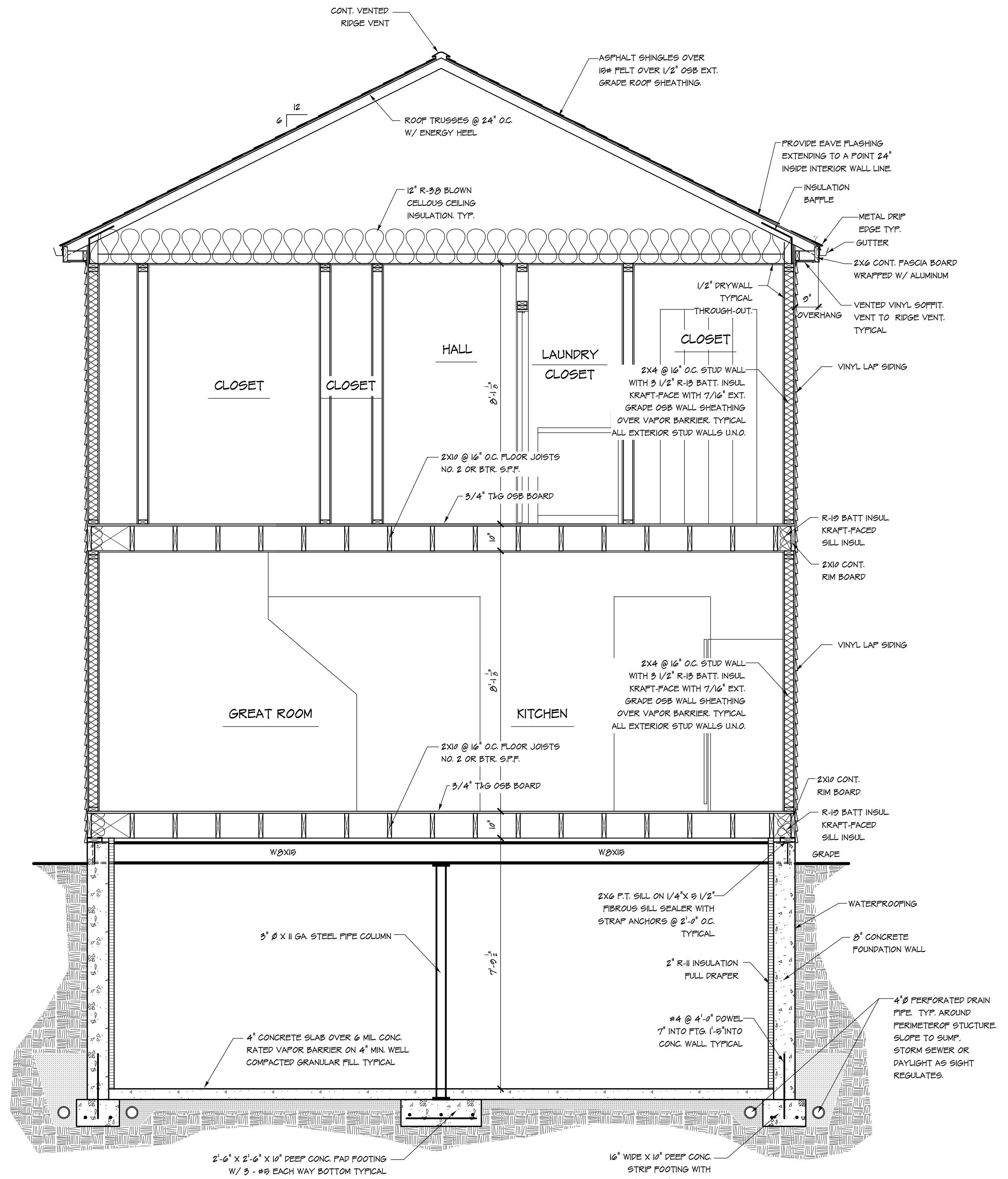
202312

Sheet Number:

A2.0

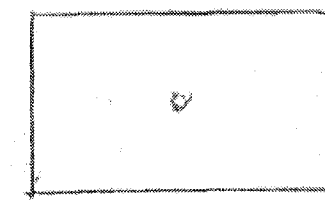


1
A3.0
TYPICAL PORCH SECTION
1/2" = 1'-0"



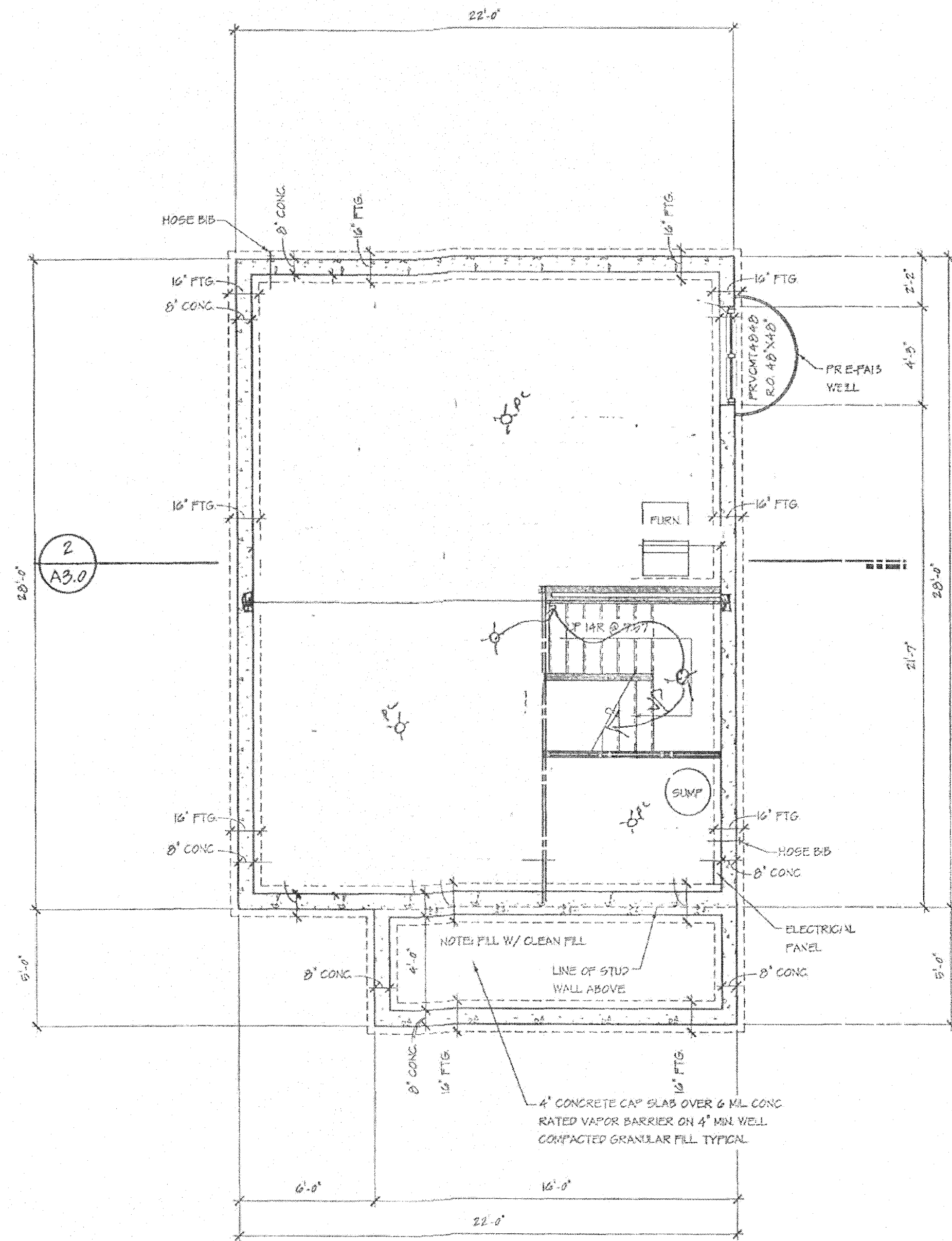
2
A3.0
BUILDING SECTION
1/2" = 1'-0"

KITCHEN LIGHT
48" FLUSH MOUNT LED



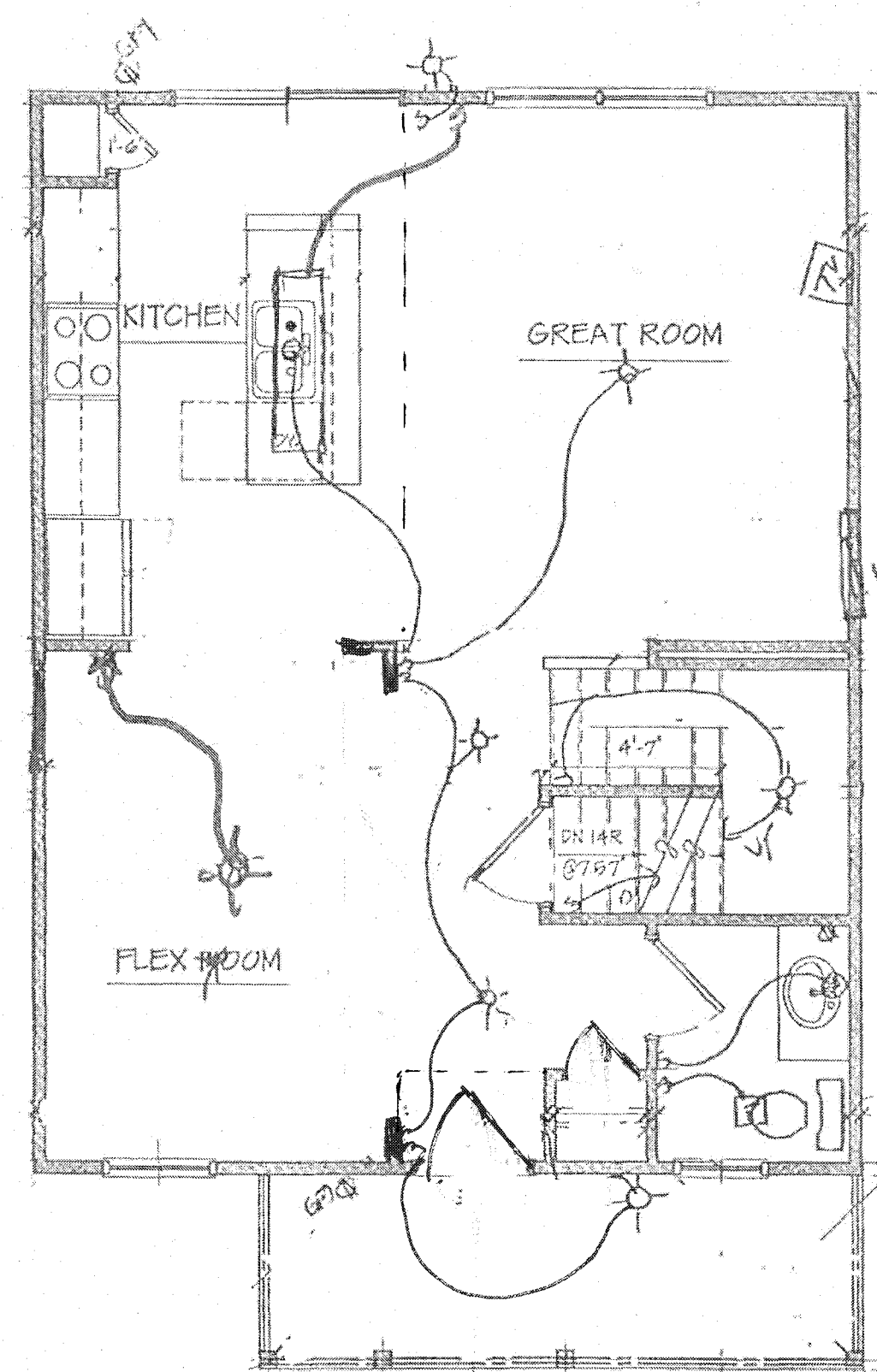
ELECTRIC

- HOT WATER HEATER
- RANGE
- DRYER



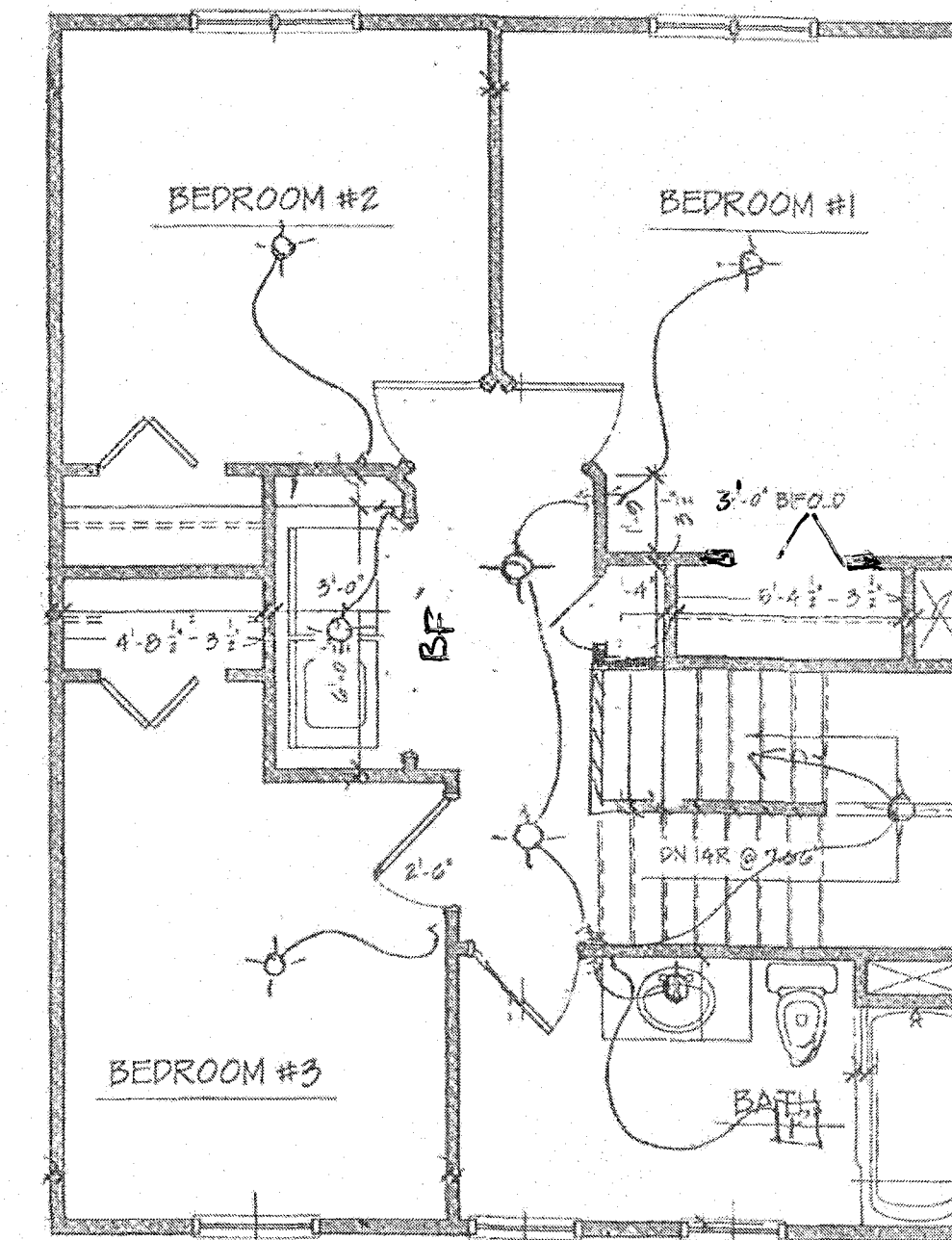
FOUNDATION PLAN

1/4" = 1'-0"



FIRST FLOOR PLAN

1/4" = 1'-0"



SECOND FLOOR PLAN

1/4" = 1'-0"

MEH DESIGN
1045 Javel Road • Mt. Pleasant, Michigan 48858
734 • 864 • 7489

CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS ON THE JOB REPORT ANY DISCREPANCIES TO OWNER IMMEDIATELY.

Original Issue Date:
2 July 2023

Revisions:

Issue Description:

Construction set.

Issue For:

Preliminary:

Owner Review:

Estimating:

Construction:

Project Name:
The Lexington
Jackson, Michigan
Sheet Title:
Foundation Plan, First Floor Plan, And Second Floor Plan

Drawn:

Matt Hagedorn

Scale:

As Shown

Date:

2 July 2023

12/12/23

Project Number:

202312

Sheet Number:

A1.0

CITY OF JACKSON

ZONING BOARD OF APPEALS

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN the City of Jackson Zoning Board of Appeals will hold a public hearing to hear a request for use variance pursuant to Section 28-244 of the City of Jackson Zoning Ordinance and as detailed below.

Applicant:

City of Jackson
161 W Michigan Ave
Jackson, MI, 49201

Subject property:

800 S Jackson Street
(parcel# 4-0509.0100)

Variance Requests:

The applicant requests a use variance from Section 28-71 of the zoning ordinance which does not permit residential use on the first floor of the C-2, Community Commercial Zoning District.

Effect of request:

Approval of the use variance request will permit the applicant to occupy the first floor for residential use.

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

**5:30 pm on August 28th, 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 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 John O'Connor. All comments and/or questions must be received no later than 5:00PM on August 6th, 2025.

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN the City of Jackson Zoning Board of Appeals will hold a public hearing to hear a use variance request pursuant to Section 28-244 of the City of Jackson Zoning Ordinance and as detailed below.

Applicant:

City of Jackson
161 W Michigan Ave
Jackson, MI, 49201

Subject property location:

800 S Jackson Street
(Parcel #4-0509.0100)

Variance Requests:

The applicant requests a use variance from Section 28-71 of the zoning ordinance which does not permit residential use on the first floor of the C-2, Community Commercial Zoning District.

Effect of request:

Approval of the use variance request will permit the applicants developer to build a residential single-family home and allow occupancy.

YOU ARE FURTHER NOTIFIED that the City of Jackson will hear all oral and written comments regarding the proposed use variance request at 800 S Jackson Street.

**5:30 pm on August 28th, 2025 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. **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 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 28, 2025.



Use Variance 800 S Jackson Street City of Jackson, Michigan

GENERAL INFORMATION

Applicant:	City of Jackson 161 W Michigan Ave Jackson, MI, 49201
Subject Location:	800 S Jackson St. (Parcel #4-0509.0100)
Received Date:	July 25, 2025
Current Zoning:	C-2, Community Commercial
Action Required:	The zoning board of appeals shall hear and decide only such matters as the board is specifically authorized to pass on as provided in this chapter (Chapter 28). The board has the power to grant variances, decide appeals on administrative decisions and to interpret the boundary lines of the zoning map. The board shall not have the power to alter or change the zoning district classification of any property; nor to make any changes in the terms of this article (Article VIII).

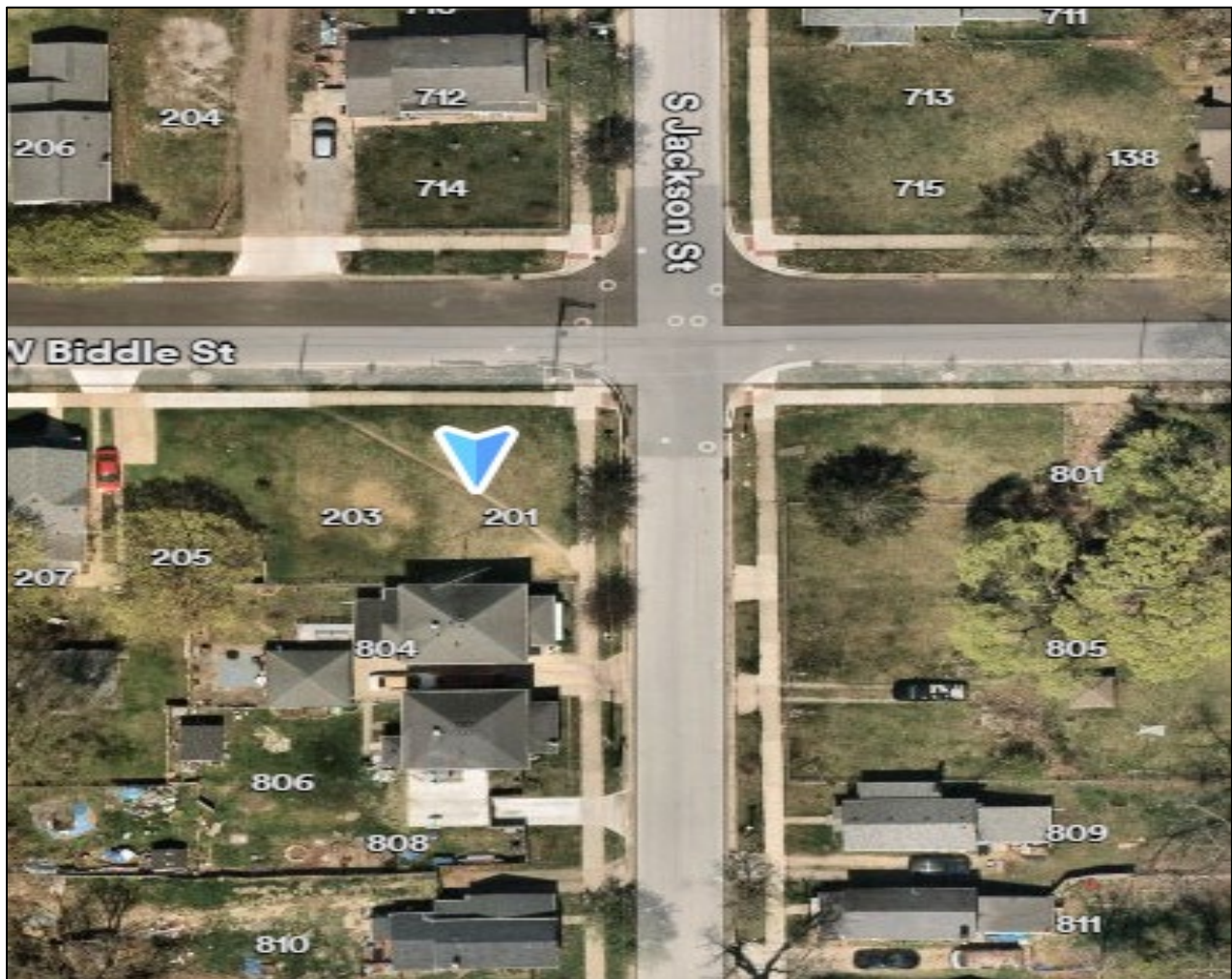
SITE/PROPERTY DESCRIPTION

The subject property, located at the southwest corner of the intersection of S. Jackson Street and W Biddle Street, is 0.11 acres with approximately sixty-one (61) feet of road frontage. Review of the City of Jackson assessing records show the site contained two single family residential structures. The structures were located at 201 and 203 W Biddle before they were demolished, and lots were combined to become 800 S Jackson Street.



NEIGHBORING ZONING AND LAND USE

The subject property is currently Zoned C-2, Community Commercial, the table below identifies the surrounding zoning designations and current land uses.



	North	South	East	West
Zoning	C-2 Community Commercial	C-2 Community Commercial	R-3, Multi-Family Residential	C-2 Community Commercial
Land Use	Residential	Residential	Vacant Residential	Vacant Residential

ESSENTIAL FACILITIES AND SERVICES

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

TRAFFIC IMPACT AND SITE ACCESS

Traffic volume will not increase if a use variance is approved for the subject property.

USE VARIANCE STANDARDS

Per Section 28-238(d) the zoning board of appeals may grant a use variance only upon finding that an unnecessary hardship exists. A use variance is a variance that permits a use that is otherwise not provided for in a zoning district. A finding of an unnecessary hardship shall require demonstration by the applicant of the following:

- (1) The property cannot be reasonably used for any purpose permitted in the zoning district. There must be financial proof of the applicant's inability to realize any reasonable return; speculation or a qualitative assessment is inadequate;

Staff Comment: *The proposed use is the highest and best use of the subject property. The parcel size of 4,605 Square feet makes design build criteria for a commercial structure problematic. Due to the surrounding residential neighborhood and the lot size, it would be cost prohibitive to place commercial structure on this parcel.*

- (2) The need for the variance is due to unique circumstances peculiar to the property and not generally applicable in the area or to other properties in the same zoning district. The applicant must demonstrate that there are certain features that make it impossible to earn a reasonable return without some adjustment. In those situations where others share the difficulty, the zoning board of appeals may find that relief should be accomplished by an amendment to the zoning ordinance, not a variance;

Staff Comment: *the current zoning designation will be changed after the future land map and master plan is revised. This change will be more congruent with the neighborhood and its current use. Currently The Zoning map lists multiple properties as C-2 that are being utilized as residential.*

- (3) The problem and resulting need for the variance has not been self-created by the applicant;

Staff Comment: *The problem and resulting need for the variance has not been self-created by the applicant.*

Additionally, the zoning designation of the subject property at the time of construction is unknown. The known Zoning District, when the City of Jackson produced first zoning map on October 4th, 1952, was classified as B-2.

- (4) The variance will not alter the essential character of the area. In determining whether this criteria has been met, the established type and pattern of land uses in the area and the natural characteristics of the site and surrounding area shall be considered.

Staff Comment: *Approval of the requested use variance will not alter the essential character of the area.*

RECOMMENDATIONS

Based on the following findings of fact, staff recommends approval of the requested use variance property at 800 S Jackson St. (Parcel #4-0509.0100) to allow the applicant to use the existing structure as a duplex for the purpose which it was designed and built.

1. *The current use is the highest and best use of the subject property.*
2. *The problem and resulting need for the variance has not been self-created by the applicant.*
3. *Approval of the requested use variance will not alter the essential character of the area.*

Furthermore, if approved, we recommend the following condition(s):

1. *Property to meet all applicable zoning ordinances and building code regulations.*

Respectfully,

Use Variance
800 S Jackson Street
August 28, 2025

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



cc: Applicant

Application for Variance

Requires a public hearing before Zoning Board of Appeals

Instructions and additional information on Page 2 and Page 3

Type/Nature of Appeal: Dimensional Supplemental Use Interpretation of Code/Map

APPLICANT

Name: Johnson Sign Co
 Address: 2240 Lansing Ave
 City: Jackson State: MI Zip: 49202
 Phone: (734) 483-2000
 Email: jess@johnsonsign.com

PROPERTY OWNER

Same as applicant

Name: COUNTY OF JACKSON
 Address: 120 W MICHIGAN AVE
 City: JACKSON State: MI Zip: 49201
 Phone: (517) 768-2905
 Email: ETHomas@mijackson.org

ADDRESS SUBJECT TO VARIANCE REQUEST

Property Identification #: 3-316600000
 Address: 1970 Kibby Rd
 City: Jackson State: MI Zip: 49203
 Nearest Intersection: Kibby & Denton

Current Zoning Designation: R-1, One Family Residential

Current Use: Residential Commercial
 Industrial Mixed

VARIANCE INFORMATION (Attach additional pages as needed, use separate form for each code section being appealed)

1. List Code Section number(s) from which a variance is requested from: Sec. 28-253(d)(f)

2. Explain reason/purpose for variance (paraphrasing code language, attach additional pages if necessary):
We are seeking a variance to allow the installation of a new monument sign at 59.7 square feet and 8.6' overall height which will reuse the existing EMC, 23.2 sq ft. The proposed sign is in excess of ordinance allowances by 39.7 square feet and 3.6' in height, as well as the total EMC area which exceeds the 25% allowed by 13.8% and is proposed to replace the existing in the same location

Is/will an attorney be representing your variance appeal: YES NO

If yes will the attorney be present at the ZBA meeting: YES NO

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. I also give permission to the ZBA members and staff reviewers to enter my property to review aspects of the variance appeals request on the site.

[Signature]
 Signature of Applicant

6-27-25
 Date

Kirk L. Root
 Signature of Owner
 (If different than applicant)

06-27-25
 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>V250003 PZBA 25-0003</u>	Application Accepted By: <u>WA</u>
Materials Submitted with Application: <input checked="" type="checkbox"/> Plans <input type="checkbox"/> Letter <input type="checkbox"/> Other	
Total Pages Submitted: _____	Amount of Fee Paid: \$ <u>500.00</u> <input type="checkbox"/> Cash <input checked="" type="checkbox"/> Check Check #: <u>VV 1453</u>

INSTRUCTIONS TO APPLICANTS FOR VARIANCE OR APPEALS.

1. Separate application forms and added fees shall be submitted for each individual, unrelated type of variance.
2. For dimensional, supplemental, or use variance requests, the applicant shall submit an 8.5" x 11" sketch plan showing: dimensions from street/property lines, sidewalks, buildings on site and on adjoining property, utility easements, and other existing facilities and structures.
3. If the owner cannot sign this form, the applicant must submit a letter from the owner, requesting the variance.

THE FOLLOWING ITEMS MUST BE ADDRESSED.

Your application will be considered incomplete and will not go before the Zoning Board of Appeals until Section C and/or Section D is complete; attach additional pages if necessary.

FOR DIMENSIONAL OR SUPPLEMENTAL VARIANCE – Provide responses for subsections 1 through 7.

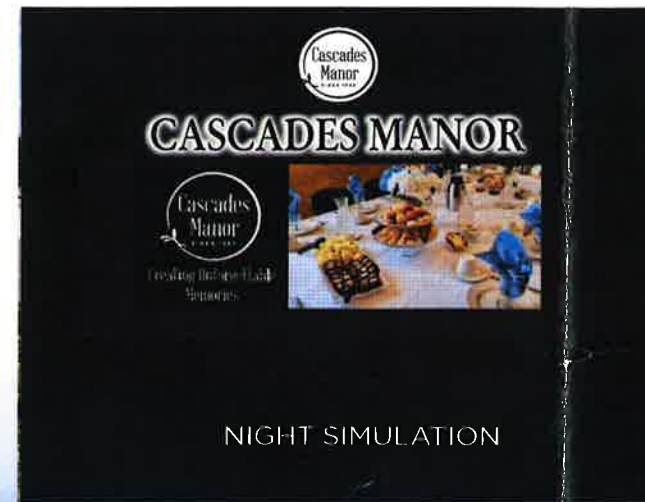
In authorizing a variance with conditions, the board shall require such evidence and bond as it may deem necessary to ensure that the conditions are being and will be complied with. No variance in the provisions or requirements of this chapter shall be authorized by the board unless the board finds, by a preponderance of the evidence that all of the following facts and conditions exist:

1. There are exceptional or extraordinary conditions applying to the property that do not apply to other properties or classes of uses in the same zoning district. The property is owned by Jackson County and operated by a longstanding 501 (C)(3) organization (Cascades Park Foundation D.B.A Cascades Manor). Since 1993, our mission is to preserve the historic Cascades Manor, and improve the quality of parks throughout the county park system
2. The exceptional or extraordinary conditions do not result from the actions of any person with a current interest in the property. When the city placed the traffic circle at the intersection of Kibby and Denton, the visibility of our existing sign was greatly reduced.
3. Strict compliance with this chapter would unreasonably prevent the applicant from using the property for a permitted purpose or would create practical difficulties in conforming to the requirements of this chapter. We don't foresee slight modifications to hinder usage any further than our existing sign.
4. The authorizing of such variance will not be of substantial detriment to adjacent property, alter the essential character of the area, and will not impair the purposes of this chapter or the public interest. Our sign design compliments the property and park which it is located in.
5. The variance is the minimum variance possible for reasonable use of the property. We believe with the height of the traffic circle the variance that we are requesting is reasonable. We still will not have the visibility we did prior to construction.
6. The variance will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion in public streets or increase the danger of fire or endanger the public safety or substantially diminish property values within the area. The sign will be placed in an open grassy area.
7. Such variance shall in no manner or guise be construed to allow a change of use but shall allow only a variation or modification from the provisions of this chapter. We are only asking to replace our existing sign that is in poor structural condition, with a slightly larger one in hopes of recovering a portion of the visibility lost by the placement of the traffic circle.

(1) MONUMENT SIGN

(1) NEW DOUBLE SIDED LIGHTED MONUMENT SIGN WITH:
 72" X 104" ALUMINUM CABINET /PAINTED WHITE
 .125" ROUTED OUT FACE
 .75" ACRYLIC PUSH THRU COPY/HALO LIT
 BLACK VINYL 1ST SURFACE
 RE USE EXISTING EMC
 (2) 12.5" X 12.5" ALUMINUM COLUMNS /DECORATIVE CAPS
 3" CAP
 18" X 132" FAUX FIELDSTONE WITH A STEEL FRAME.

52 SQ .FT.



2240 Lansing Ave., Jackson, MI 49202
 2900 Alpha Access St. Lansing, MI 48910
 663 S Mansfield St., Ypsilanti, MI 48197
 1965 Pine Creek Rd, Manistee, MI 49660
 3750 Fortune Blvd, Saginaw, MI 48603
 517-784-3720 | www.johnsonsign.com

JOB NAME:
 Cascades Manor

LOCATION:
 1970 Kibby Rd |
 Jackson, MI 49203

ACCOUNT REP: JIM J

DESIGNER: LE

REVISION: _____

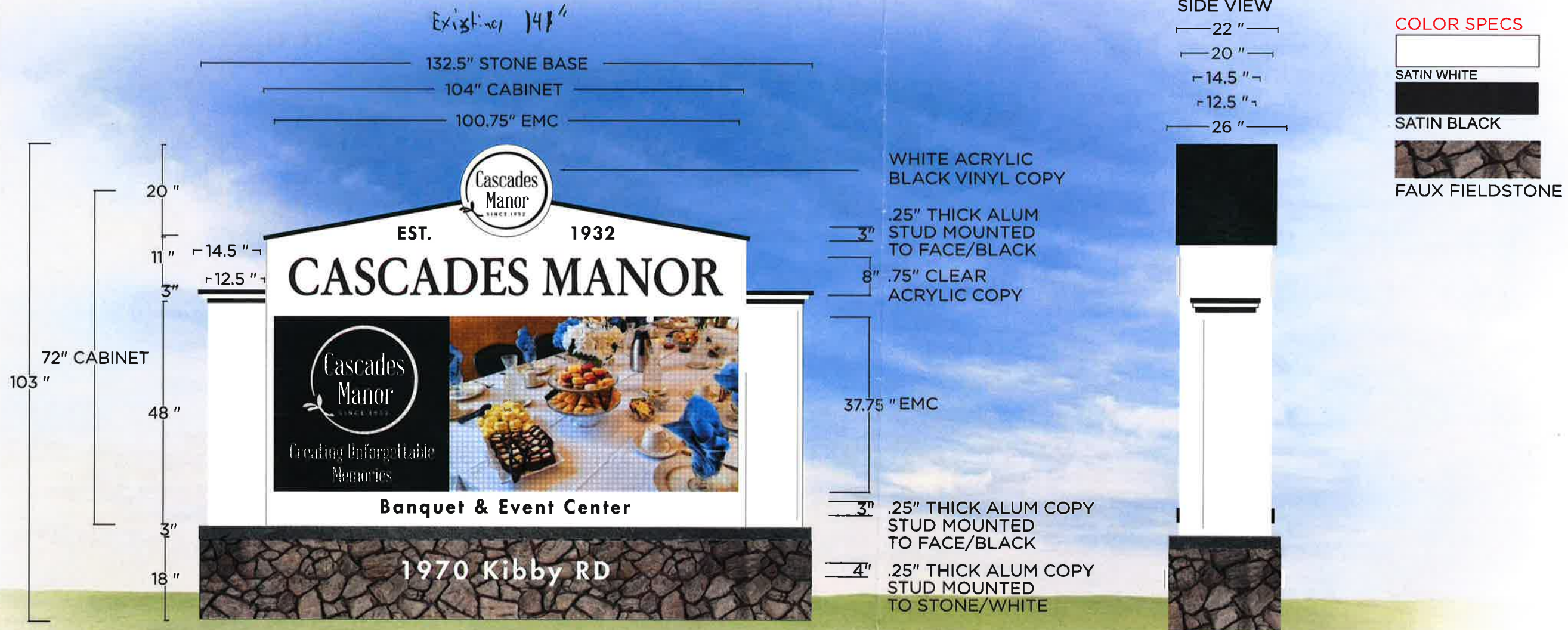
NOTES:
 Furnish & Install

the Following:

FILE NAME:
 241122-01

SCALE:
 3/4"=1'

This design and all material appearing hereon constitute the original unpublished work of Johnson Sign Co. may not be duplicated, used or disclosed without written consent.



THIS SIGN IS INTENDED TO BE MANUFACTURED IN ACCORDANCE WITH ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING & BONDING OF THE SIGN. SIGN WILL BEAR UL LABEL(S).

JOHNSON SIGN CO DOES NOT PROVIDE PRIMARY ELECTRIC TO SIGN LOCATION RESPONSIBILITY OF OTHERS

CUSTOMER APPROVAL: _____

DATE: _____



INTERNATIONAL SIGN ASSOCIATION



Order Confirmation

Ad Order Number 0011018534

Customer

CITY OF JACKSON COMMUNITY DEVELOPMENT DEPARTMENT
Account:1000937675
CITY OF JACKSON COMMUNITY DEVELOPMENT DEPARTMENT
161 W MICHIGAN AVE
JACKSON MI 49201 USA
(517)768-6433

Payor Customer

CITY OF JACKSON COMMUNITY DEVELOPMENT DEPARTMENT
Account: 1000937675
CITY OF JACKSON COMMUNITY DEVELOPMENT DEPARTMENT
161 W MICHIGAN AVE
JACKSON MI 49201 USA
(517)768-6433

PO Number NOTICE OF PUBLIC H
Sales Rep. Joseph Rosa
Order Taker Joseph Rosa
Order Source Phone
Special Pricing

FAX:
aeast@cityofjackson.org

<i>Tear Sheets</i> 0	<i>TearsheetsCost</i> \$0.00	<i>Net Amount</i> \$461.84
<i>Proofs</i> 0		<i>Tax Amount</i> \$0.00
<i>Affidavits</i> 1	<i>AffidavitsCost</i> \$15.00	<i>Total Amount</i> \$461.84
<i>Blind Box</i>		<i>Payment Method</i> Invoice
<i>Promo Type</i>		<i>Payment Amount</i> \$0.00
<i>Materials</i>		<i>Amount Due</i> \$461.84
<i>Invoice Text</i> [#37-333-116] Zoning Board of Appeals Meeting on August 28, 2025 at 5:30pm		

Ad Schedule

<i>Product</i> Jackson Citizen Patriot	<i>Placement/Class</i> Legals
<i># Inserts</i> 1	<i>POS/Sub-Class</i> Public Notices
<i>Cost</i> \$406.22	<i>AdNumber</i> 0011018534-01
<i>Ad Type</i> MI CLS Liner	<i>Ad Size</i> 1 X 208 li
<i>Pick Up #</i>	<i>Ad Attributes</i>
<i>External Ad #</i>	<i>Color</i> <NONE>
<i>Production Method</i> AdBooker	<i>Production Notes</i>
<i>Run Dates</i> 08/10/2025	<i>Sort Text</i> TOWNSHIPOFALAMOKALAMAZOOCOUNTYMICHIGANNOTICEOFPUBLICHEARINGONSPECIALASSESSMENTROLL

<i>Product</i> Inventory	<i>Placement/Class</i> Legals
<i># Inserts</i> 1	<i>POS/Sub-Class</i> Public Notices
<i>Cost</i> \$40.62	<i>AdNumber</i> 0011018534-01
<i>Ad Type</i> MI CLS Liner	<i>Ad Size</i> 1 X 208 li
<i>Pick Up #</i>	<i>Ad Attributes</i>
<i>External Ad #</i>	<i>Color</i> <NONE>
<i>Production Method</i> AdBooker	<i>Production Notes</i>
<i>Run Dates</i> 08/10/2025	<i>Sort Text</i> TOWNSHIPOFALAMOKALAMAZOOCOUNTYMICHIGANNOTICEOFPUBLICHEARINGONSPECIALASSESSMENTROLL

Ad Content Proof

TOWNSHIP OF ALAMO

**KALAMAZOO COUNTY,
MICHIGAN**

**NOTICE OF PUBLIC
HEARING ON SPECIAL
ASSESSMENT ROLL FOR
FIRE SERVICES SPECIAL
ASSESSMENT**

TO: The residents and property owners of the Township of Alamo, Kalamazoo County, Michigan, and all other interested persons.

PLEASE TAKE NOTICE that on January 10, 2022 the Township Board of Alamo Township, Kalamazoo County, Michigan approved the creation of a Township-wide special assessment district for fire service.

PLEASE TAKE FURTHER NOTICE that, in accordance with the foregoing, and the laws and statutes of the State of Michigan, the Township Board of Alamo Township has scheduled a public hearing at the Township Hall, within the Township on **Monday, September 8, 2025 commencing at 7:00 p.m.** to consider the proposed special assessment roll prepared by the Township assessor pursuant to direction of the Township Board to cover a portion of the expenditures of the Township for Fire Services for the calendar year 2026.

PLEASE TAKE FURTHER NOTICE that the amount proposed to be assessed against taxable land and premises within the Township is to be computed on the basis of 1.5 mill (\$1.50 per \$1,000 of taxable value of such taxable property) for fire services.

PLEASE TAKE FURTHER NOTICE that copies of the proposed budget for the aforesaid expenditures and the proposed special assessment roll therefore, may be inspected at the office of the Township Clerk at the Alamo Township Hall on regular business days of such office and may also be inspected at the aforesaid public hearing.

PLEASE TAKE FURTHER NOTICE that at the

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...THE ... OF THE
aforesaid public hearing, the Township Board will review said proposed special assessment roll and any comments or objections thereto which might be made or filed with said Board at or prior to the time of said public hearings and consider any revisions, amendments or changes to said proposed special assessment roll and the amounts to be levied against the benefitted taxable properties.

Appearance and protest at this public hearing is required in order to appeal the amount of the proposed special assessments to the state tax tribunal. An owner or party in interest or his or her agent may appear in person at this hearing to protest the special assessment, or shall be permitted to file his or her appearance or protest by letter received at or before the public hearing, and if such a letter is filed, the personal appearance of the person protesting will not then be required.

Any owner or person having an interest in the real property who has appeared at the aforesaid hearing in the manner hereinbefore indicated may file a written appeal of his/her or its special assessment with the state tax tribunal within a maximum of 35 days after the confirmation of the aforesaid special assessment roll by the Township Board.

Following the approval and confirmation of the proposed special assessment roll, such special assessments will be collected in the same manner as property taxes are collected.

PLEASE TAKE FURTHER NOTICE that in future years, the Township Board, because of the continuing nature of providing fire protection services, will annually redetermine the amount to be levied as a special assessment for fire services within the Township-wide special assessment district for the ensuing calendar year at a public hearing to be held on the second Monday of September at the Township Hall commencing at 7:00 p.m. and preceded by published notice as required

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by Michigan Statute.

Alamo Township will provide necessary and reasonable auxiliary aids and services, to individuals with disabilities at the hearing upon reasonable notice to the Alamo Township Clerk of the need for the same. Individuals with disabilities requiring auxiliary aids or services should contact the office of the Township Clerk by writing or calling the undersigned Clerk at least five days prior to the hearing.

All interested persons are invited to be present at the aforesaid time and place to submit comments concerning any of the foregoing, or to protest the proposed special assessment roll and/or special assessment.

ALAMO TOWNSHIP
Barbara Venema, Clerk
7901 N. 6th Street
Kalamazoo, MI 49009
269-382-3366
clerk@alamotownship.org
www.alamotownship.org

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the City of Jackson Zoning Board of Appeals will hold a public hearing to hear a request for two (2) dimensional variances pursuant to Section 28-244 of the City of Jackson Zoning Ordinance and as detailed below.

Applicant:

Johnson Sign Co.
2240 Lansing Ave.
Jackson, MI 49202

Subject property:

1970 Kibby Rd. (Parcel #3-316600000)

Variance Request:

Dimensional variance from Section 28-253 (d),(f) to allow the removal of existing monument sign in poor condition and the installation of new monument sign at 59.7 Square feet with an overall height of 8 feet 7 inches, retaining existing EMC, at 23.2 square feet in an R-1 zoning district.



Effect of request:

Approval will permit the removal and replacement of an existing monument sign with EMC in exact location with limited dimensional changes, with no anticipated changes to drivers' visibility or traffic flow.

YOU ARE FURTHER NOTIFIED that the City of Jackson will hear all oral and written objections and comments regarding the dimensional variance requests at:

You are invited to attend the public hearing to be held:

**5:30PM on August 28, 2025, 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 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 49201, c/o R. John O'Connor. All comments and/or questions must be received no later than 5:00PM on August 28, 2025.

Dimensional Variance 1970 Kibby Road City of Jackson, Michigan

GENERAL INFORMATION

- Applicant:** Johnson Sign Company
2240 Lansing Ave
Jackson, Mi, 49202
- Subject Location:** 1970 Kibby Road (Parcel # 3-316600000)
- Received Date:** August 28, 2025
- Current Zoning:** R-1
- Action Required:** The zoning board of appeals shall hear and decide only such matters as the board is specifically authorized to pass on as provided in this chapter (Chapter 28). The board has the power to grant variances, decide appeals on administrative decisions and to interpret the boundary lines of the zoning map. The board shall not have the power to alter or change the zoning district classification of any property; nor to make any changes in the terms of this article (Article VIII).

SITE/PROPERTY DESCRIPTION

The 10.30-acre subject site is owned by Jackson County and operated by a longstanding 501 (C) (3) organization (Cascades Park Foundation D.B.A Cascades Manor). The location has a 17,420 Square foot banquet hall known as the Cascades Manor. The parcel is located South and East of Cascades Park, Southwest of the Benton Rd and Kibby Rd traffic circle.



NEIGHBORING ZONING AND LAND USE

The subject property is currently zoned R-1, One Family Residential. The table below identifies the surrounding zoning designations and current land uses.



	North	South	East	West
Zoning	R-1, One Family Residential	R-1, One Family Residential	R-1, One Family Residential	R-1, One Family Residential
Land Use	Park	Vacant Residential	One Family Residential	Summit Township Park

VARIANCE REQUEST

Dimensional variance from Section 28-253 (d), (f) to allow the removal of existing monument sign in poor condition and the installation of new monument sign at 59.7 Square feet with an overall height of 8 feet 7 inches, retaining existing EMC, at 23.2 square feet in an R-1 zoning district.

DIMENSIONAL VARIANCE STANDARDS

Per Section 28-238(c) in authorizing a variance with conditions, the board shall require such evidence and bond as it may deem necessary to ensure that the conditions are being and will be complied with. No variance in the provisions or requirements of this chapter shall be authorized by the board unless the board finds, by a preponderance of the evidence that all of the following facts and conditions exist:

- (1) There are exceptional or extraordinary conditions applying to the property that do not apply to other properties or classes of uses in the same zoning district.

Staff Comment: The continued operation of Cascade Manor dating back to 1932 as part of the Sparks Foundation Park.

- (2) The exceptional or extraordinary conditions do not result from the actions of any person with a current interest in the property.

Staff Comment: The exceptional or extraordinary conditions do not result from the actions of any person with a current interest in the property (Sign has existed in this location dating back to 2000 per GIS aerial photo).

- (3) Strict compliance with this chapter would unreasonably prevent the applicant from using the property for a permitted purpose or would create practical difficulties in conforming to the requirements of this chapter.

Staff Comment: *Strict compliance with this chapter would not unreasonably prevent the applicant from using the property for a permitted purpose or would create practical difficulties in conforming to the requirements of this chapter. However, as stated previously the sign will stay in same location with only minimal dimensional changes (2 inches taller in Height and width will decrease 8.5 inches).*

- (4) The authorizing of such variance will not be of substantial detriment to adjacent property, alter the essential character of the area, and will not impair the purposes of this chapter or the public interest.

Staff Comment: *Granting the requested dimensional variance will not be of substantial detriment to adjacent properties, alter the essential character of the area, and will not impair the purposes of this chapter or the public interest.*

- (5) The variance is the minimum variance possible for reasonable use of the property.

Staff Comment: *Staff is of the opinion that the variance request is reasonable.*

- (6) The variance will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion in public streets or increase the danger of fire or endanger the public safety or substantially diminish property values within the area.

Staff Comment: *The requested dimensional variance will not impair vehicular traffic or substantially increase the congestion in public streets, nor will it endanger public safety or substantially diminish property values within the area.*

- (7) Such variance shall in no manner or guise be construed to allow a change of use but shall allow only a variation or modification from the provisions of this chapter.

Staff Comment: *The requested variance will not allow, or give the appearance of, a change in use.*

RECOMMENDATIONS

Based on the following findings of fact, staff recommends the approval of the requested dimensional variance as presented by the applicant, at 1970 Kibby Road (Parcel # 3-316600000) with the following conditions.

1. *The rate of change for EMC between 2 static messages does not exceed more than 1 change per five (5) minutes, each change completed in 1 second or less.*
2. *The EMC will discontinue display 30 minutes after sunset until 30 minutes before sunrise.*
3. *The requested variance will not allow, or give the appearance of, a change in use.*

Respectfully,



R. John O'Connor