



PLANNING COMMISSION

Wednesday, December 3, 2025 at 6:00 PM

City Hall, 2nd Floor Council Chambers

AGENDA

1. CALL TO ORDER

2. ROLL CALL

3. ADOPTION OF AGENDA DECEMBER 3, 2025

4. APPROVAL OF MINUTES

A. Minutes of October 1, 2025

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

(3-Minute Limit)

6. CONSIDERATION OF APPLICATION

A. Conditional Use Permit for the use of a Group Shelter, Family Resource Center, and Child Care Center at 302 W Morrell Street (Parcel # 4-055600000)

B. Map Amendment (Rezone) of 401-405 (Parcel # 3-239100000), 407 Griswold Street (Parcel# 3-239200000)

C. Map Amendment (Rezone) of 905 S. Martin Luther King Jr. Drive (parcel # 5-057200000)

7. OLD BUSINESS

A. Distribution of the Bid Proposals for the City of Jackson's Master Plan

8. NEW BUSINESS

9. COMMISSIONER COMMENTS

10. NEXT MEETING REMINDER JANUARY 7, 2025, AT 6:00 PM

11. ADJOURNMENT

MINUTES – PLANNING COMMISSION MEETING

October 1, 2025

6:00 PM

MEMBERS PRESENT: James Johnson, Dave Hammontree, Daniel Mahoney, Clyde Mauldin, Chelsea Poole

MEMBERS EXCUSED: Jonathan Greene and Conner Wood

STAFF PRESENT: John O'Connor, Cory Mays

I. Call to Order

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

II. Roll Call

III. Adoption of Agenda

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

Motion passed by voice vote.

IV. Consideration of August 06, 2024, Planning Commission Meeting Minutes

Commissioner Mahoney motioned to approve the minutes as presented/amended. Support from Commissioner Hammontree_.

Motion passed by voice vote.

V. Public Comment and Correspondence

I received calls and emails regarding the applicant's business. Linda Dake expressed displeasure and made a complaint listing Zoning and building code violations. Jodie Thielke expressed displeasure with traffic flow, dog feces, and stated she would be in attendance. Daniel Bishop stated that dogs are off leash, running through his yard and he has feces from these dogs left to clean up.

No comments recorded during the meeting

VI. Consideration of Applications

A. 740 W Washington CUP for Dog Grooming Business/ Home Occupation

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

Motion to put the entire staff report in the record (later): Mauldin, second Poole. Carries on a voice vote.

Motion passed by voice vote.

Chairperson opened the public hearing at 6:04 pm.

STAFF COMMENTS: Recommends approval, pending the removal of waste more often than once per week. Site was visited.

APPLICANT/PUBLIC COMMENTS

Kline: Owns a home on W. Washington, 8 houses down. Have seen no negative impact (often out in the area, walking dogs). Fully supports the proposed use.

Lopez: Owns a home in the Nixon park area, sends her dog to the business in question. Her dog has special needs, and the groomer in question provides a valuable service. She is in support.

Unknown: Has an elderly dog and uses the groomer. Groomer (Carmen) is her daughter. She is in support.

Laura Schlecte: the landlord and close neighbor. No issues or complaints. She is in support.

Unknown: Has an elderly dog and used the groomer (Carmen). She is in support.

Unknown: Happy with the grooming business. She is in support.

Unknown: runs a home business in the same home where the business is operated.

Thelkes: Own 738 W. Washington (next door neighbors). Their home is very close, concerns regarding the plan of the business. Will there be signs, and where? Does not feel this is a low-impact business, especially regarding drop-offs, pick-ups, noise from barking, odor from urine and feces. Backyard is not mowed regularly, dogs do damage to the fence and dig underneath. Would like to maintain the residential-nature of the block. They are not in support.

Chairperson Johnson closed the public hearing at 6:14 pm.

COMMISSIONER COMMENTS

Mauldin: asked for specific regarding where grooming activities would occur. Concerned for the overflow of the business to the outside. Where are your personal dogs located during grooming appointments?—answer = locked in a separate area of the home

Poole: we should be sensitive to the concerns of those who live on the block, as the commissioners present do not reside in the area. Special-needs dogs are her niche, owner has been a groomer for seven years.

O'Connor (staff): shared comments from email/letter communications from surrounding homeowners (not present) regarding dogs off leash, messes in yards, and general displeasure with this business. Reminded the commission that they can place conditions on any possible approval.

Mahoney: hopes that all residents can come to a friendly resolution, so there are no hurt feelings. Recognizes that mowing crews are not complaining about feces in the way of mowing. Would there be an issue regarding compliance with additional requirements (Asked of owner)—answer = no.

Johnson: wants to respect the adjacent homeowners due to ownership and length of residency

Hammontree: would like to know how the business owner would address possible complaints.

Answer provided by Carmen (business owner): cleans-up waste regularly, but can do so more

often; has never noticed a smell; has the inside of the home professionally cleaned; one dog/client at a time, with a 15-30 minute gap between clients; dogs associated with the business are never loose. Hammontree asked:

1. How many dogs are owned by the owner—answer, 2
2. How long have you run the business: since June 2025
3. How long have you lived in the home: 2 years, looking to purchase the home in the future
4. Do any of the groomed dogs go outside? Yes, but they are leashed between grooming appointments.
5. How would you address the fence issue? It is not an issue for the business, as client dogs are leashed...would only apply to her personal dogs (she has 2).

Motion to issue Conditional Use Permit at 740 W Washington For Home Occupation Business

Commissioner Mahoney motioned to approve with necessary modifications related to the issues mentioned , to be made by staff Support from Commissioner Hammontree.

PC Member	Yes	No	Abstain
Conner Wood			
Chelsea Poole		X	
Clyde Mauldin		X	
Daniel Mahoney	X		
James Johnson		X	
Jonathan Greene			
David Hammontree	X		

Motion fails 3-2 by roll call vote.

VII. New Business

A. Master Planning Process- RFP

Staff requests a motion be made for the release of the RFP after revisions have been made.

Commissioner Comments

Suggestions for edits from Hammontree; suggestion for advertising from Poole

Commissioner Mahoney motioned to approve the release of the RFP with recommended revisions. Support from Commissioner Mauldin.

Motion passed 5-0 by Voice vote

VIII. Old Business

None

IX. Commissioner Comments

Mahoney: appreciates the conversation regarding the conditional use permit; believes the 740 W. Washington conditional use permit should have been approved. Reflecting on past decisions, investigations. Reminds the commission that this decision can be reconsidered. Values the opinions of everyone.

Poole: Respects the homeowners who have invested in their homes for the long-term. Did not react regarding the conditional use application, and takes planning very seriously.

Mauldin: does not want a business next door impacting the place where he lives. Wants to encourage folks to move into the City.

Hammontree: feels like there is a lot of reaction, but not enough focus on process. Staff did that footwork, and feels that this body rushed to judgement and did not consider the staff report.

Johnson: Appreciates the commission dialogue, reminds applicant for the conditional use permit that they can reapply.

X. Next Meeting Reminder

Chairperson Johnson reminded members of the next regular PC meeting will be held November 5, 2025.

XI. Adjournment

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

Motion passed 5-0 by voice vote.

Chairperson Johnson adjourned the meeting at 6:53 pm.

Respectfully,

R. John O'Connor



Planning Director/Zoning Administrator

December 03, 2025

**Conditional Use Permit
302-310 W Morrell Street
City of Jackson, Michigan**

GENERAL INFORMATION

Applicant: Residents In Action
302-310 W Morrell Street
Jackson, MI, 49203

Subject Location: 302 W Morrell Street (Parcel #4-055600000)

Received Date: November 5, 2025

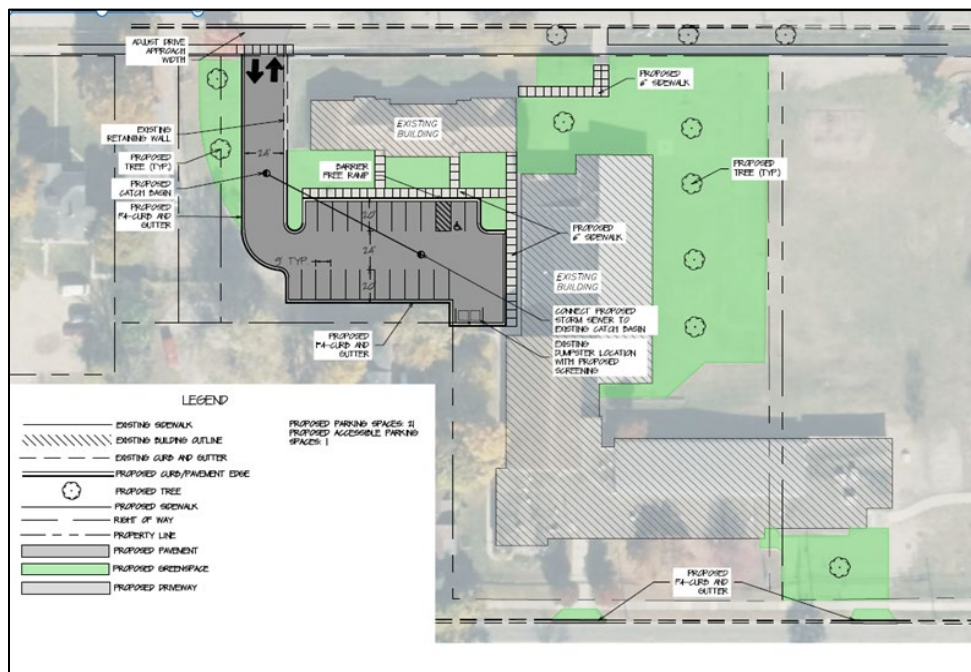
Current Zoning: R-2, One and Two Family Residential

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/Group Shelter (135b), a resource center (No Group shelter 135A), and a Childcare Facility (45c) in the main building, upon completion of renovations. The subject site is approximately 3.20 acres of developed land consisting of numerous structures (formerly T.A. Wilson School).

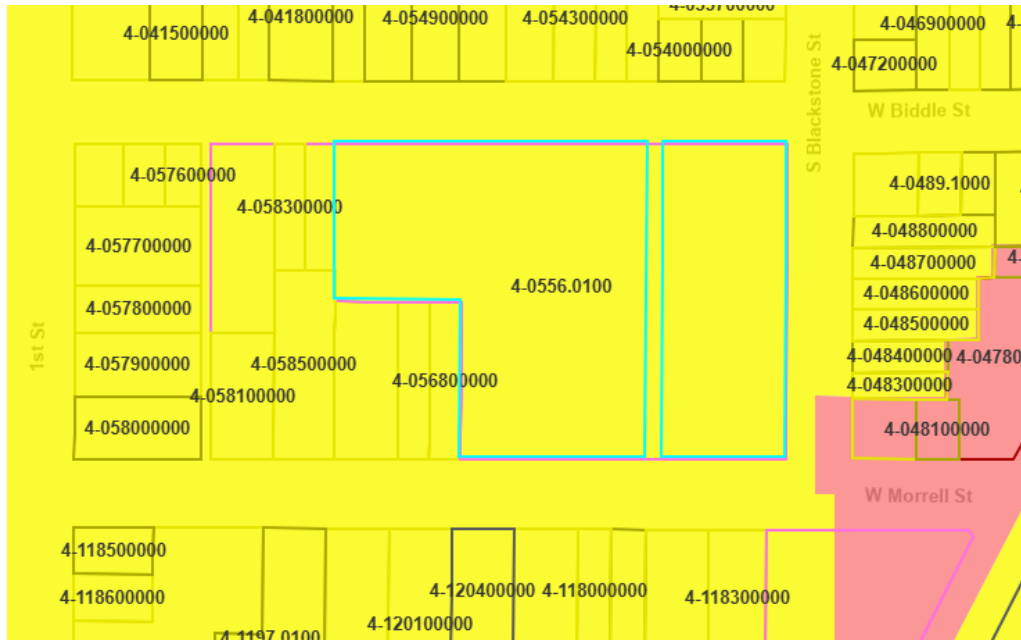
Per Section 28-71 of the zoning ordinance, are permitted as a conditional use in the R-2-, One- and Two-Family Zoning District.



NEIGHBORING ZONING AND LAND USE

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

	North	South	East	West
Current Zoning	R-2, One and Two Family Residential	R-2, One and Two Family Residential	R-2, One and Two Family Residential	R-2, One and Two Family Residential
Current Land Use	Residential	Residential	Residential	Residential



DIMENSIONAL STANDARDS

Section 28-73 specifies the following dimensional standards for uses in the R-2 zoning district. All measurements reflect distances from existing structures nearest to the respective property line.

	Required	Provided	Compliance
Lot Area	7,500 Square Feet	3.20 Acres	Yes
Lot Width	60 Feet	507 Feet	Yes
Front Setback	35 Feet	31 Feet	No
Side Setback	8/20 Feet	26 Feet	Yes
Rear Setback	50 Feet	27 Feet	No
Maximum Building Height	30 Feet	±22 Feet	Yes

Items to Address: Setbacks are in line with the residential homes on both Morrell Street and Blackstone Street

FLOOR PLANS AND ELEVATIONS



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.

Items to Address: If beds are added an amendment to the conditional use permit may be required to develop additional parking spaces or a variance could be obtained.

VEHICULAR ACCESS AND CIRCULATION

Access point at the Biddle Street entrance meets or exceeds the zoning ordinance requirements.

Items to Address: removal of approaches at Morrell Street and S. Blackstone Street and curb replacement at both areas.

LANDSCAPE AND FENCING

The landscape plan will be submitted with Site Plan and Sealed building Plans in the future. Fencing required for screening of the residential neighborhood.

Items to Address: Screening of play ground area and landscape plans to be provided.

ESSENTIAL FACILITIES AND SERVICES

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

Items to Address: Facilities and Services to be evaluated once Plans have been received.

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 proposed 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 determined after occupancy loads have been calculated by drafting Architect, Engineer, or Design Professional

Items to Address: Will be addressed at a later date, after occupancy has been determined

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.
- (2)

Child care *centers*:

a.

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

b.

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

Items to Address:

CONCLUSION/FINDINGS

Upon review of the conditional use permit request and applicable standards, we determined the proposed use of T.A Wilson School and Annex Building, located at the corner of W Morrell Street and S. Blackstone would meet a community need and should be considered. Therefore, pending planning commission review, we recommend approval of the conditional use permit to operate a Resource Center and Family Shelter, Child Care Center located, 302 W Morrell Street (Parcel #4-055600000)

1. Conditional use may be revoked if the applicant does not provide sealed plans from an Architect or Engineer licensed in the State of Michigan in accordance with State Laws and City of Jackson Ordinances before the use of Main School, use of the Annex Building may commence if the commission approves the Conditional Use Permit
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 for the Main School
3. Screening to be provided for the future playground area and must be 50 feet from the residentially zoned properties.

Respectfully,



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

cc: Applicant

Revised Application

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: Residents in Action, Inc
Address: 302-310 W Morrell
City: Jackson State: MI Zip: 49203
Phone: (517) 745-9459
Email: tcarter.riaservices@gmail.com

PROPERTY OWNER

Same as applicant

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

ADDRESS SUBJECT TO CONDITIONAL USE REQUEST

Property Identification #: 4-055600000
Address: 302-310 W Morrell
City: Jackson State: MI Zip: _____
Nearest Intersection: Morrell/Blackstone

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

CONDITIONAL USE INFORMATION

Briefly explain function of the conditional use request (attach additional pages if necessary): This request will allow the operation of a resource center with group shelter (135b) in the annex building as previously operated by the City, a resource center (no group shelter (135a)) and a childcare facility (45c) in the main building upon completion of renovations.

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.

Joshua M. Carter 11/24/25
Signature of Applicant Date

Signature of Owner (If different than applicant) Date

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

OFFICE USE ONLY	
CASE: _____	Application Accepted By: <u>MM 11/24/25</u>
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 #: _____

MICHIGAN P6631 JONES JACKSON MI 49201
CITY OF JA161 W MICH JACKSON MI 49201
JONES SKYL308 W FRAN JACKSON MI 49201
HORIZON MA2531 JACKS ANN ARBOR MI 48103
MELTON JAC331 W BIDD JACKSON MI 49203
BANKS AULA317 W WILK JACKSON MI 49203
BRAND GERA239 W WILK JACKSON MI 49203
HORIZON MA2531 JACKS ANN ARBOR MI 48103
HANCOCK KA329 W WILK JACKSON MI 49203
WALLACE JO803 FIRST JACKSON MI 49203
WILKIE OLL240 LAWREN MILLEDGEVILLE GA 31061
MOORE-NELS1683 SHEPH TECUMSEH MI 49286
CITY OF JA161 W MICH JACKSON MI 49201
CITY OF JA161 W MICH JACKSON MI 49201
IDZIOR ANT323 W MORR JACKSON MI 49203
HINKLEY BR11865 DEVE PARMA MI 49269
ROMAIN DIL807 FIRST JACKSON MI 49203
CITY OF JA161 W MICH JACKSON MI 49201
CITY OF JA161 W MICH JACKSON MI 49201
ALLEN JEFF1107 S MAR JACKSON MI 49203
KORC MICHA819 S BLAC JACKSON MI 49203
MOSS THELB339 W BIDD JACKSON MI 49203
DENIG DANN315 W MORR JACKSON MI 49203
BRADLEY CA815 FIRST JACKSON MI 49203
CITY OF JA161 W MICH JACKSON MI 49201
BERRY FLOY807 S BLAC JACKSON MI 49203
BANKS AULA317 W WILK JACKSON MI 49203
K & M HOLD3813 LINWO ROYAL OAK MI 48073
CITY OF JA161 W MICH JACKSON MI 49201
CITY OF JA161 W MICH JACKSON MI 49201
MORGAN GAW560 RACE S RAHWAY NJ 07065
ALLEN JEFF1107 S MAR JACKSON MI 49203
RESIDENTS 915 ORCHAR JACKSON MI 49203
MOORE-NELS1683 SHEPH TECUMSEH MI 49286
CITY OF JA161 W MICH JACKSON MI 49201
PARKER LAR332 W BIDD JACKSON MI 49201
CITY OF JA161 W MICH JACKSON MI 49201
RODRIGUEZ 234 W BIDD JACKSON MI 49203
GRIMES MIC308 W BIDD JACKSON MI 49203
BENNETT PA710 S BLAC JACKSON MI 49203
235 W BIDD PO BOX 434 JACKOSN MI 49204
TAP TRUST 4478 DONNE JACKSON MI 49201
K LEIGHTON5700 CREEK ANN ARBOR MI 48108
K LEIGHTON5700 CREEK ANN ARBOR MI 48108
CORSER LAW333 W WILK JACKSON MI 49203
STRINGHAM 265 SUTTON JACKSON MI 49203

BROWN FLOR908 GREENW JACKSON MI 49203
CITY OF JA161 W MICH JACKSON MI 49201
CITY OF JA161 W MICH JACKSON MI 49201
MARSHALL K909 FIRST JACKSON MI 49203
LUBANA PAR1202 W FRA JACKSON MI 49203
PLATE TREV2808 E BEE ADRIAN MI 49226
BERRY FLOY807 S BLAC JACKSON MI 49203
THOMAS ROG4520 BISHO DETROIT MI 48224
HUFFMAN BR327 W MORR JACKSON MI 49203
COOK BYRON1450 COVER LESLIE MI 49251
PENDELTONS9571 ENDIC YPSILANTI MI 48197
GOODWIN RI328 W MORR JACKSON MI 49203
CITY OF JA161 W MICH JACKSON MI 49201
RODRIQUEZ 234 W BIDD JACKSON MI 49203
CITY OF JA161 W MICH JACKSON MI 49201
HERA AMBER811 S BLAC JACKSON MI 49203
STRIKER LE312 W BIDD JACKSON MI 49203
HERRERA BE326 W BIDD JACKSON MI 49203
CITY OF JA161 W MICH JACKSON MI 49201
HINKLEY BR11865 DEVE PARMA MI 49269
GREENWOOD 9100 CENTR WEST CHESTER OH 45069
ALM ACQUIS3589 HULL LESLIE MI 49251
RILEY TIFF827 KLEEVE FLORISSANT MO 63031
CONNER DEN334 W BIDD JACKSON MI 49203
BIBLES AND4891 PICKE PARMA MI 49269
CITY OF JA161 W MICH JACKSON MI 49201
LAWSON TRO306 W BIDD JACKSON MI 49203
CITY OF JA161 W MICH JACKSON MI 49201
EMERLINK P480 EDGE BR BOURBONNAIS IL 60194
CORSER LAW333 W WILK JACKSON MI 49203
LAFRENIER 3566 ROGER PARMA MI 49269
KORC MICHA819 S BLAC JACKSON MI 49203
CROSS JESS228 W BIDD JACKSON MI 49203
ALVAREZ JE711 S BLAC JACKSON MI 49203
K & L HUNT712 TEFFT JACKSON MI 49203
AL-KANANI 312 UNION JACKSON MI 49203
HINTON ELI319 W MORR JACKSON MI 49203
CITY OF JA161 W MICH JACKSON MI 49201
BARNES CHR313 W WILK JACKSON MI 49203
BLASCHKO D6631 JONES JACKSON MI 49201
CITY OF JA161 W MICH JACKSON MI 49201
GRIFFIN JE324 W MORR JACKSON MI 49203
STANLEY JU709 FIRST JACKSON MI 49203
KUHN LACEY327 W WILK JACKSON MI 49203
KUHN LACEY327 W WILK JACKSON MI 49203
IDZIOR ANT323 W MORR JACKSON MI 49203



Order Confirmation

Ad Order Number 0011043838

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 302-310 W Morrell Stre
Sales Rep. Stacey Tredici
Order Taker Stacey Tredici
Order Source Phone
Special Pricing

FAX:
aeast@cityofjackson.org

Tear Sheets 0	TearsheetsCost	\$0.00	Net Amount	\$171.97
Proofs 0			Tax Amount	\$0.00
Affidavits 1	AffidavitsCost	\$15.00	Total Amount	\$171.97
Blind Box			Payment Method	Invoice
Promo Type			Payment Amount	\$0.00
Materials			Amount Due	\$171.97
Invoice Text	[#67-424-522] 302-310 W Morrell Street CUP			

Ad Schedule

Product	Jackson Citizen Patriot	Placement/Class	Legals
# Inserts	1	POS/Sub-Class	Public Notices
Cost	\$142.70	AdNumber	0011043838-01
Ad Type	MI CLS Liner	Ad Size	1 X 89 li
Pick Up #		Ad Attributes	
External Ad #		Color	<NONE>
Production Method	AdBooker	Production Notes	
Run Dates	Sort Text	CITYOFJACKSONPLANNINGCOMMISSIONNOTICEOFPUBLICHEARINGNOTICEISHEREBYGIVENTHECITYOFJACKSO	
		11/06/2025	

Product	Inventory	Placement/Class	Legals
# Inserts	1	POS/Sub-Class	Public Notices
Cost	\$14.27	AdNumber	0011043838-01
Ad Type	MI CLS Liner	Ad Size	1 X 89 li
Pick Up #		Ad Attributes	
External Ad #		Color	<NONE>
Production Method	AdBooker	Production Notes	
Run Dates	Sort Text	CITYOFJACKSONPLANNINGCOMMISSIONNOTICEOFPUBLICHEARINGNOTICEISHEREBYGIVENTHECITYOFJACKSO	
		11/06/2025	

Ad Content Proof

**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:

Residents In Action
302-310 W Morrell St.
Jackson, MI 49203

Subject location(s):

302-310 W Morrell Street
Jackson, MI 49203
(Parcel #4-055600000)

Requested actions:

The applicant is requesting a conditional use permit for the operation of a Resource Center with Group Shelter (135b) in the Annex Building as previously operated by the city, a Resource Center (no group shelter 135a) and a Childcare Facility (45c) in the main building upon completion of renovations.

Effect of request:

The conditional use permit will allow the applicant to operate Resource Center, Group Shelter, and a Childcare Facility 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 December 03,
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

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 December 3, 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:

Residents In Action
302-310 W Morrell St.
Jackson, MI 49203

Subject location(s):

302-310 W Morrell Street
Jackson, MI 49203
(Parcel #4-055600000)

Requested actions:

The applicant is requesting a conditional use permit for the operation of a Resource Center with Group Shelter (135b) in the Annex Building as previously operated by the city, a Resource Center (no group shelter 135a) and a Childcare Facility (45c) in the main building upon completion of renovations.

Effect of request:

The conditional use permit will allow the applicant to operate Resource Center, Group Shelter, and a Childcare Facility 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 December 03, 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 December 3, 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:

Residents In Action
302-310 W Morrell St.
Jackson, MI 49203

Subject location(s):

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(Parcel #4-055600000)

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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 December 03, 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 December 3, 2025.

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



Jackson Citizen Patriot

CITY OF JACKSON COMMUNITY DEVELOPMENT
DEPARTMENT
161 W MICHIGAN AVE
JACKSON, MI 49201

AD#: 0011043838

Sales Rep: Stacey Tredici
Account Number:1000937675
AD#: 0011043838

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

Page 1 of 2

Date	Position	Description	P.O. Number	Ad Size	Costs
11/06/2025	Public Notices MI	CITY OF JACKSON PLANNING COMMISSION NOTICE OF PUBLIC	302-310 W Morrell Street CUP	1 x 90 L	
				Affidavit Notary Fee - 11/06/2025	\$15.00
				Basic Ad Charge - 11/06/2025	\$156.97
				Total	\$171.97

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

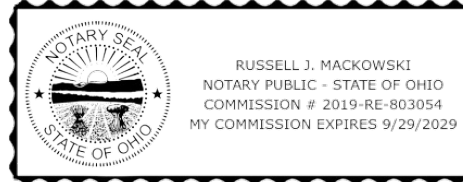


AD#: 0011043838

State of Ohio,) ss
County of Cuyahoga)

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

Jackson Citizen Patriot 11/06/2025



Principal Clerk of the Publisher

Sworn to and subscribed before me this 07th day of November 2025

Notary Public

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

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

Applicant:
Residents In Action
302-310 W Morrell St.
Jackson, MI 49203

Subject location(s):
302-310 W Morrell Street
Jackson, MI 49203
(Parcel #:4-055600000)

Requested actions:
The applicant is requesting a conditional use permit for the operation of a Resource Center with Group Shelter (135b) in the Annex Building as previously operated by the city, a Resource Center (no group shelter 135a) and a Childcare Facility (45c) in the main building upon completion of renovations.

Effect of request:
The conditional use permit will allow the applicant to operate Resource Center, Group Shelter, and a Childcare Facility 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 December 03, 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 December 3, 2025

December 3, 2025

**Map Amendment Review (Rezone)
401-407 Griswold Street
City of Jackson, Michigan**

GENERAL INFORMATION

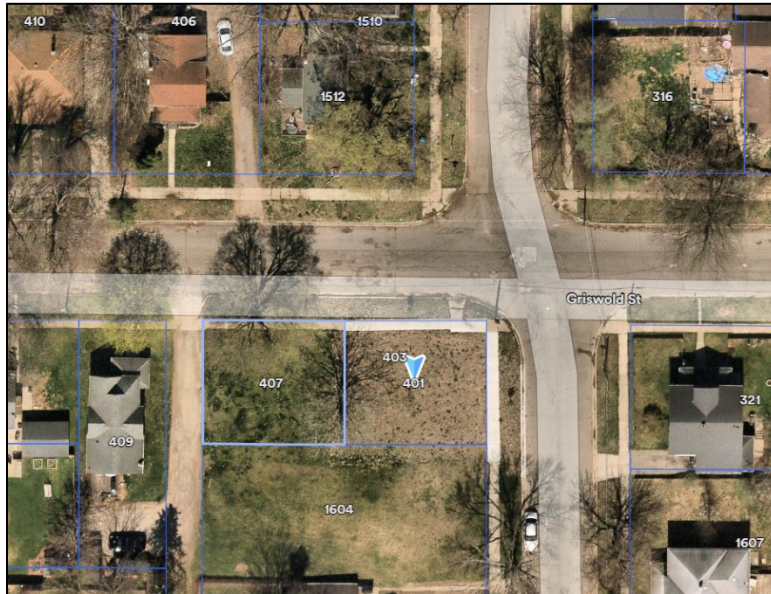
Applicant:	Community Development 161 W Michigan Ave Jackson MI, 49201
Subject Location:	401-405 (Parcel # 3-239100000) 407 Griswold Street (Parcel # 3-239200000)
Received Date:	October 29, 2025
Current Zoning:	C-1, Neighborhood Commercial
Proposed Zoning:	R-1, one family residential
Action Required:	<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 two vacant parcels located at the corner of First and Griswold Street. The 0.077-acre lot, addressed 401-405 Griswold Street (Parcel # 3-239100000) and .127-acre lot, addressed 407 Griswold Street (Parcel # 3-239200000) from their status, C-1 Neighborhood Commercial Zoning Classification to R-1 One Family Residential Zoning Classification

The City of Jackson began to acquire the above listed parcels, completed the demolition of the commercial structure at 401-405 Griswold on November 06, 2025. The applicant acquired the vacant subject parcels with the intent of combining the properties for the sale and possible redevelopment of a single-family home. The parcels are contiguous with the Zoning Classification R-1 to the West.

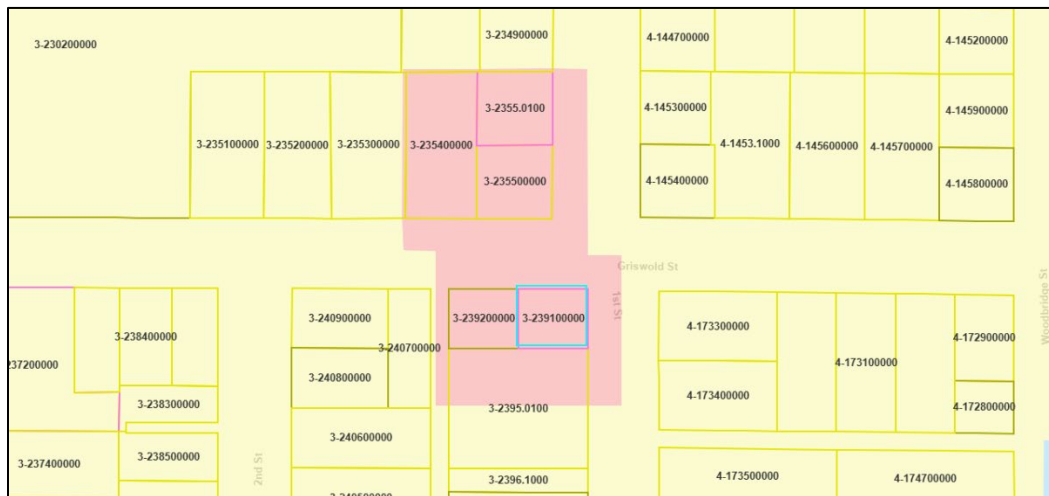
All uses, listed by the applicant or otherwise, are subject to review and approval by the City of Jackson. The process of rezoning does not grant any specific use; all new use is subject to the appropriate review process of the City of Jackson and may require a separate application.



NEIGHBORING ZONING AND LAND USE

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

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



FUTURE LAND USE/MASTER PLAN

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

The “Residential” land use is described as:

Purpose:

This classification describes the areas of the city devoted specifically to residential development that is low-density and detached. The category is intended to stabilize, protect, and encourage residential

character while separating the land use from all activities of a commercial nature. Development is limited to single-family dwellings and home occupations; plus, certain conditional uses that are compatible with and convenient to the residents in the district.

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

DEVELOPMENT POTENTIAL

Suggested uses in the “One Family Residential” designation include but are not limited to: Single Family Detached Dwellings, Churches, Synagogues, Temples, Community Garden, Day Care Facility.

The Planning Commission should consider all permitted and conditional uses in the R-1, zoning district.

ESSENTIAL FACILITIES AND SERVICES

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

TRAFFIC IMPACT AND SITE ACCESS

There will be no impact or change to the current traffic volume; installation of a driveway for will be required when new development occurs.

CONCLUSION/FINDINGS

For the planning commissions consideration, provided below is a summary of findings as they apply to the proposed rezoning 401-405 (Parcel # 3-239100000), 407 Griswold Street (Parcel # 3-239200000) from C-1, Neighborhood Commercial to R-1, One Family Residential.

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

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

Respectfully,



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

cc: Applicant

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
City: Jackson State: MI Zip: 49201
Phone: (517) 769-6426
Email: Jocannor@cityofjackson.org

PROPERTY OWNER

Same as applicant

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

PROPERTY SUBJECT TO REZONING REQUEST

Property Identification #: 3-23910000
3-23920000
Address: 401-405, 407 Griswold St.
City: Jackson State: MI Zip: 49203
Nearest Intersection: _____

ADJACENT PROPERTY ZONING AND USE

NORTH - R-1 Zoning Commercial Use
SOUTH - C-1 Zoning Residential Use
EAST - R-1 Zoning Residential Use
WEST - R-1 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: Construction of new single family home @ the southwest corner of Griswold St + first street.

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

[Signature]
Signature of Applicant

10/29/2025
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 #: _____



Order Confirmation

Ad Order Number 0011043774

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

FAX:
 aeast@cityofjackson.org

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 Public Hearing Deceml
Sales Rep. Stacey Tredici
Order Taker Stacey Tredici
Order Source Phone
Special Pricing

<i>Tear Sheets</i> 0	<i>TearsheetsCost</i>	\$0.00	<i>Net Amount</i>	\$168.47
<i>Proofs</i> 0			<i>Tax Amount</i>	\$0.00
<i>Affidavits</i> 1	<i>AffidavitsCost</i>	\$15.00	<i>Total Amount</i>	\$168.47
<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>	\$168.47
<i>Invoice Text</i> [#18-492-115] Public Hearing December 3				

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> \$139.52	<i>AdNumber</i> 0011043774-01
<i>Ad Type</i> MI CLS Liner	<i>Ad Size</i> 1 X 87 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> <i>Sort Text</i> CITYOFJACKSONPLANNINGCOMMISSIONNOTICEOFPUBLICHEARINGNOTICEISHEREBYGIVENTHECITYOFJACKSO 11/06/2025	

<i>Product</i> Inventory	<i>Placement/Class</i> Legals
<i># Inserts</i> 1	<i>POS/Sub-Class</i> Public Notices
<i>Cost</i> \$13.95	<i>AdNumber</i> 0011043774-01
<i>Ad Type</i> MI CLS Liner	<i>Ad Size</i> 1 X 87 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> <i>Sort Text</i> CITYOFJACKSONPLANNINGCOMMISSIONNOTICEOFPUBLICHEARINGNOTICEISHEREBYGIVENTHECITYOFJACKSO 11/06/2025	

Ad Content Proof

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

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

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

Subject property location:
401-405 Griswold Street
(Parcel #3-239100000)
407 Griswold Street
(Parcel #3-239200000)

Requested actions:
The applicant is requesting the zoning classification of 223 W Biddle Street be rezoned to R-1 One Family Residential, from C-1 Neighborhood Commercial.

Effect of request:
The change of zoning classification for the subject properties will allow the applicant to sell parcels to a developer for single family homes to be constructed.

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

**6:00PM on December 3,
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 mail to 161 W. Michigan Avenue, Jackson, MI c/o R. John

~~Personnel File of [REDACTED]~~
O'Connor. All comments
and/or questions must be
received no later than
12:00PM on July 2, 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 zoning classification changes to the properties listed below and pursuant to Section 28-183 of the City of Jackson Zoning Ordinance.

Applicant:

Community Development
161 W Michigan Ave
Jackson MI, 49201

Subject property location:

401-405 Griswold Street (Parcel #3-239100000)
407 Griswold Street (Parcel #3-239200000)

Requested actions:

The applicant is requesting the zoning classification of 223 W Biddle Street be rezoned to R-1 One Family Residential, from C-1 Neighborhood Commercial.

Effect of request:

The change of zoning classification for the subject properties will allow the applicant to sell parcels to a developer for single family homes to be constructed.

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**6:00PM on December 3, 2025, in
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161 W. Michigan Avenue
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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 12:00PM on Dember 3, 2025.

December 3, 2025

**Map Amendment Review (Rezone)
905 S Martin Luther King JR. Drive
City of Jackson, Michigan**

GENERAL INFORMATION

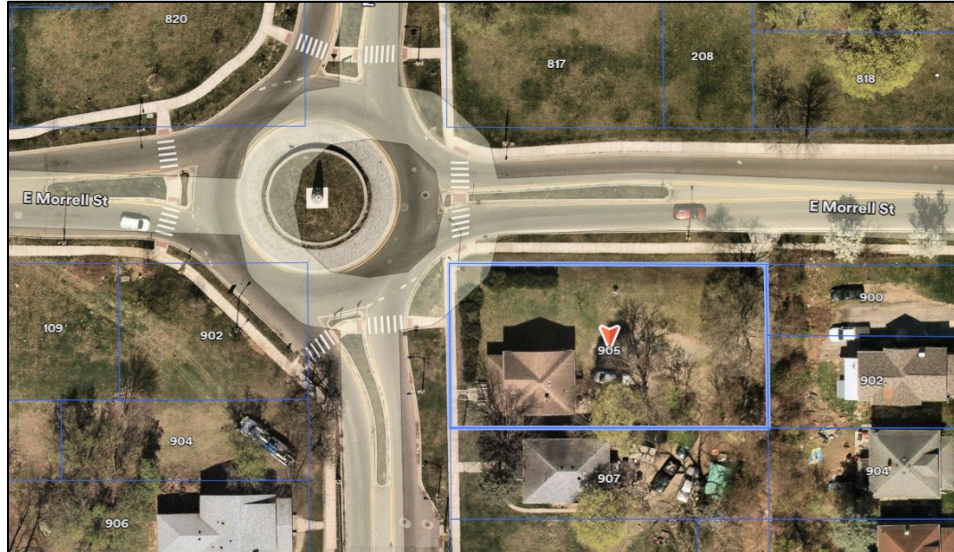
Applicant:	The Estate of Walter T Pryor 214 Stevens St Jackson MI, 49203
Subject Location:	905 S Martin Luther King Jr. Drive (Parcel # 5-057200000)
Received Date:	October 23, 2025
Current Zoning:	C-2, Community Commercial
Proposed Zoning:	R-3, Multiple Family Residential
Action Required:	<i>Procedure 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 parcel located at the corner of Morrell Street and S Martin Luther King JR. Drive. The 0.25-acre lot, addressed as 905 S Martin Luther King Jr. Drive, C-2 Community Commercial Zoning Classification to rezoned as R-1, One Family Residential Zoning Classification

The applicant currently is trying to sell the home and due to the extended vacancy, the home has lost its legally non-conforming status. In the C-2 Community Commercial Zoning District the use of the first floor for residential is prohibited. The home was built in 1910 as residential single family home prior to the zoning ordinances existence. The parcel is contiguous with the parcel to the South, Zoning Classification R-3, Multiple Family Residential.

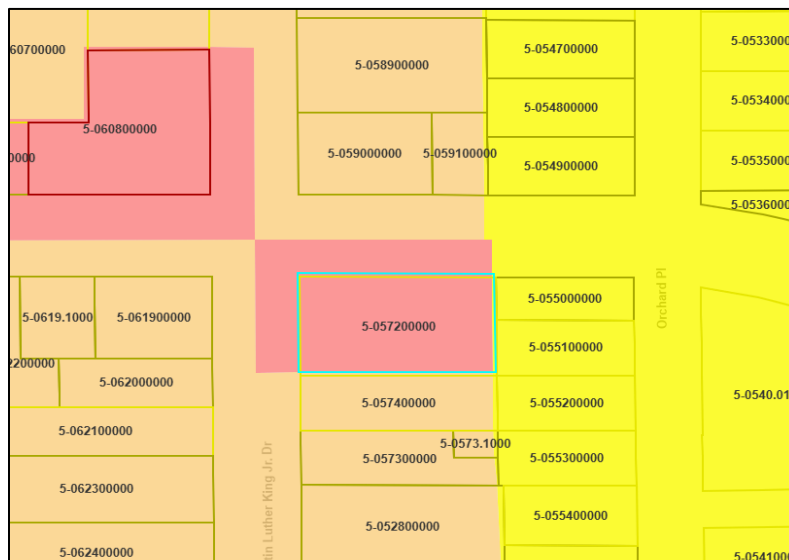
All uses, listed by the applicant or otherwise, are subject to review and approval by the City of Jackson. The process of rezoning does not grant any specific use; all new use is subject to the appropriate review process of the City of Jackson and may require a separate application.



NEIGHBORING ZONING AND LAND USE

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

	North	South	East	West
Current Zoning	R-3, Multiple Family Residential	R-3 Neighborhood Commercial	R-2, One and Two Family Residential	R-3, One Family Residential
Current Land Use	Vacant	Residential	Residential	Vacant



FUTURE LAND USE/MASTER PLAN

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

The “Residential” land use is described as:

Purpose:

This classification describes the areas of the city devoted specifically to residential development that is low-density and detached. The category is intended to stabilize, protect, and encourage residential

character while separating the land use from all activities of a commercial nature. Development is limited to single-family dwellings and home occupations; plus certain conditional uses that are compatible with and convenient to the residents in the district. Uses Residential, institutional, parks.

The proposed zoning classification is consistent with the 2016 Master Plan, but not the Future Land Use Map

DEVELOPMENT POTENTIAL

Suggested uses in the “Multiple Family Residential” designation include, but are not limited to:

The R-3 Multiple-family Residential District is established for multiple-family residential use. The regulations are designed to protect and promote a more intensive residential character than the R-1 and R-2 districts and to prohibit all commercial activities. All types of residential structures are permitted, but the predominant type will be multiple-family dwellings, including apartments, townhouses and conversions of single-family dwellings into multiple units.

The Planning Commission should consider all permitted and conditional uses in the R-3, Multiple-Family Residential Zoning District. The following is a list of those uses: Churches, Synagogues, Temples, Community Garden, Day Care Facility, One Family Dwelling, Two Family Dwelling, Multiple Family Dwelling, Conversion of one- and/or Two Family Dwellings residences into Multiple Family Dwelling Units, Home Occupations, Library (public), Museum (public), Park or Playground (public), Parking lots, PUD, Resource Center, Rooming House, Boarding House, and School.

ESSENTIAL FACILITIES AND SERVICES

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

TRAFFIC IMPACT AND SITE ACCESS

There will be no impact or change to the current traffic volume. The use will remain the same as it has for over a century.

CONCLUSION/FINDINGS

For the planning commissions consideration, provided below is a summary of findings as they apply to the proposed rezoning 905 S Martin Luther King Jr. Drive (Parcel # 5-057200000).

Once rezoned, the lot will be zoned uniformly with contiguous parcels and will allow for the continued residential use as intended over 115 years ago.

- The proposed zoning designation is consistent with the 2016 Master Plan;
- The Land Use Map will be updated during the 2026-27 Master Planning process
- There will be no impact or change to the current traffic volume; and

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

Respectfully,



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

cc: Applicant

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 <i>Ex of Estate</i>	PROPERTY OWNER <input checked="" type="checkbox"/> <i>Same as applicant</i>
Name: <u>Walter T Pryor</u>	Name: _____
Address: <u>214 Stevens St</u>	Address: _____
City: <u>Jackson</u> State: <u>MI</u> Zip: <u>49203</u>	City: _____ State: _____ Zip: _____
Phone: <u>(517) 499-9767</u>	Phone: (_____) _____
Email: <u>Walter.Pryor@Comcast.net</u>	Email: _____

PROPERTY SUBJECT TO REZONING REQUEST	ADJACENT PROPERTY ZONING AND USE
Property Identification #: <u>5-0572</u>	NORTH – _____ Zoning _____ Use _____
Address: <u>905 S. MLK</u>	SOUTH – _____ Zoning _____ Use _____
City: <u>Jackson</u> State: <u>MI</u> Zip: <u>49203</u>	EAST – _____ Zoning _____ Use _____
Nearest Intersection: _____	WEST – _____ Zoning _____ Use _____
Current Zoning Designation: <input type="checkbox"/> R-1 <input type="checkbox"/> R-2 <input type="checkbox"/> R-3 <input type="checkbox"/> R-4 <input type="checkbox"/> R-5 <input type="checkbox"/> R-6 <input type="checkbox"/> C-1 <input checked="" type="checkbox"/> C-2 <input type="checkbox"/> C-3 <input type="checkbox"/> C-4 <input type="checkbox"/> I-1 <input type="checkbox"/> I-2	
Current Use: <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Mixed	
Proposed Zoning Designation: <input type="checkbox"/> R-1 <input type="checkbox"/> R-2 <input type="checkbox"/> R-3 <input type="checkbox"/> R-4 <input type="checkbox"/> R-5 <input type="checkbox"/> R-6 <input type="checkbox"/> C-1 <input type="checkbox"/> C-2 <input type="checkbox"/> C-3 <input type="checkbox"/> C-4 <input type="checkbox"/> I-1 <input type="checkbox"/> I-2	
Proposed Use: <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Mixed	
Reason for Request: <u>Request that Property is Switch Back to Residential</u>	

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.

<u>Walter T Pryor</u> <i>Ex of Estate</i>	<u>10/23/25</u>	_____	_____
Signature of Applicant	Date	Signature of Owner <i>(If different from applicant)</i>	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 #: _____



Order Confirmation

Ad Order Number 0011043906

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 Planning Commission I
Sales Rep. Russ Mackowski
Order Taker Russ Mackowski
Order Source Phone
Special Pricing

FAX:
aeast@cityofjackson.org

<i>Tear Sheets</i> 0	<i>TearsheetsCost</i> \$0.00	<i>Net Amount</i> \$168.47
<i>Proofs</i> 0		<i>Tax Amount</i> \$0.00
<i>Affidavits</i> 1	<i>AffidavitsCost</i> \$15.00	<i>Total Amount</i> \$168.47
<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> \$168.47
<i>Invoice Text</i> 39-857-844		

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> \$139.52	<i>AdNumber</i> 0011043906-01
<i>Ad Type</i> MI CLS Liner	<i>Ad Size</i> 1 X 87 li
<i>Pick Up #</i> 0011043838-01	<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> 11/13/2025	<i>Sort Text</i> CITYOFJACKSONPLANNINGCOMMISSIONNOTICEOFPUBLICHEARINGNOTICEISHEREBYGIVENTHECITYOFJACKSO

<i>Product</i> Inventory	<i>Placement/Class</i> Legals
<i># Inserts</i> 1	<i>POS/Sub-Class</i> Public Notices
<i>Cost</i> \$13.95	<i>AdNumber</i> 0011043906-01
<i>Ad Type</i> MI CLS Liner	<i>Ad Size</i> 1 X 87 li
<i>Pick Up #</i> 0011043838-01	<i>Ad Attributes</i>
<i>External Ad #</i>	<i>Color</i> <NONE>
<i>Production Method</i> AdBooker	<i>Production Notes</i>
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Ad Content Proof

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

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

Applicant:
Walter T Pryor Estate
214 Stevens Street
Jackson MI, 49203

Subject property location:
905 S Martin Luther King Street (Parcel # 5-057200000)

Requested actions:
The applicant is requesting the zoning classification of 905 S Martin Luther King Street be rezoned to R-3, Multiple Family Residential from C-2, Community Commercial.

Effect of request:
The change of zoning classification for the subject properties will allow the applicant to sell parcels for the use of a single-family home.

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

**6:00PM on
December 3, 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

Confidentiality Notice: This facsimile is intended only for its addressee and may contain information that is privileged, confidential or otherwise protected from disclosure. Dissemination, distribution or copying of this facsimile or the information by anyone other than the intended recipient is prohibited. If you have received this facsimile in error, please notify us immediately and return the facsimile by mail.

O'Connor. All comments
and/or questions must be
received no later than
12:00PM on December 3, 2025.

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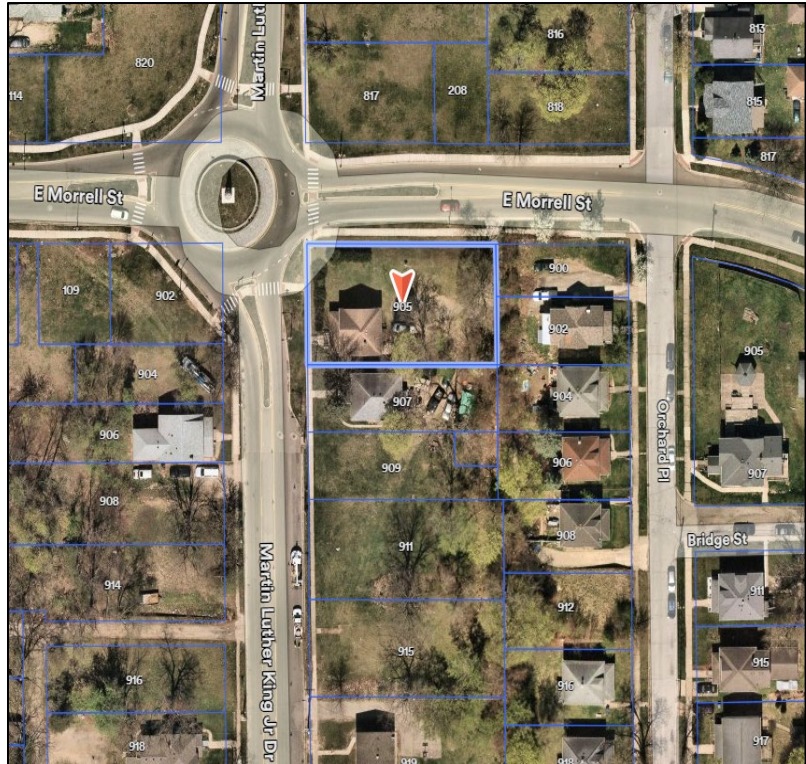
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You received this notice because you own property or reside within three hundred (300) feet of the property shown above. Unless you are the applicant, you are not required to attend the public hearing or respond to this notice.

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