



Jackson County Planning Commission

Staffed by the Region 2 Planning Commission (R2PC)
120 W. Michigan Avenue • Jackson, MI 49201
Phone (517) 788-4426 • Fax (517) 788-4635

**The January 9, 2014 meeting of the Jackson County
Planning Commission was cancelled**

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Jackson County Planning Commission

Staffed by the Region 2 Planning Commission (R2PC)

120 W. Michigan Avenue • Jackson, MI 49201

Phone (517) 788-4426 • Fax (517) 788-4635

MEETING MINUTES

Thursday, February 13, 2014

Jackson County Tower Building • Jackson, Michigan

Members Present: Ted Beals, At Large; Nancy Hawley, At Large; Jennifer Morris Coe, At Large; Jonathan Williams, At Large; Jim Videto, Agriculture; Ted Hilleary, Education; and Amy Torres, Industry and Economics

Members Absent: Jack Ripstra, Environmental, and Carl Rice, Jr., Jackson County Board of Commissioners

Liaisons Present: Grant Bauman, R2PC Principal Planner

Others Present: None.

Item 1. **Call to Order and Pledge of Allegiance.** The meeting was called to order at 6:00 p.m. by Chair Torres. Those in attendance rose and joined in the Pledge of Allegiance.

Item 2. **Public Comment.** No comments were made by the public.

Item 3. **Approval of Minutes.** A motion was made by Commissioner Beals, and seconded by Commissioner Morris Coe, to **approve** the minutes of the December 12th meeting as presented. *The motion was approved unanimously.*

Note: *The January meeting of the JCPC was cancelled.*

Item 4. **Approval of the Agenda.** A motion was made by Commissioner Videto, and seconded by Commissioner Williams, to approve the agenda. *The motion was approved unanimously.*

Item 5. **Request(s) for Review, Comment, and Recommendation**

a. **Consideration of Township Zoning Amendment(s).**

(1) **#14-01 – Text Amendment (Spring Arbor Township).** Staff summarized his report regarding the proposed text amendments which bring the zoning ordinance into conformance with the Michigan Zoning Enabling Act (MZEA). The Spring Arbor Township Planning Commission recommended approval of the text amendment. Staff noted that he assisted the Township in the development of the amendments. He concluded by advising the Commission to recommend approval of the request. *A couple of scrivener's errors in the staff report were noted, which will be corrected.*

A motion was made by Commissioner Morris Coe, and seconded by Commissioner Hilleary, to concur with the staff report and recommend **approval** of the proposed text amendments. *The motion was approved unanimously.*

(2) **#14-02 – Rezoning (Napoleon Township).** Staff summarized his report regarding the proposed rezoning of a portion of a Napoleon Township property from single-family residential (R-1) to general commercial (GC). The rezoned portion of the property will be split off from the parent parcel and become part of the Kelly Fuels property fronting

Brooklyn Road (M-50) in the unincorporated village of Napoleon. The Napoleon Township Planning Commission recommended approval of the rezoning. An amended conditional use permit (CUP) will be required for the expanded gas station and staff commented that merging of the rezoned portion of the property with one of the properties fronting M-50 should be a condition of the amended CUP. Staff concluded by advising the Commission to recommend approval of the request with a comment (see below).

Commissioners discussed the comment suggested by staff and Commissioner Beals suggested amending it as follows:

Make the merging of the rezoned portion of the subject property to another GC zoned property owned by Kelley Fuels (with adequate street frontage) a condition of ~~the any pending~~ conditional use permit.

A motion was made by Commissioner Beals, and seconded by Commissioner Williams, to concur with the staff report and recommend **approval, with the amended comment**, of the proposed rezoning. *The motion was approved unanimously.*

- (3) **#14-03 – Text Amendment (Sandstone Township).** Staff summarized his report regarding the proposed text amendments regarding: (1) allowing for the administrative review of certain site plans, (2) allowing the applicant of any site plan review (SPR) request to take advantage of the ordinance’s preliminary site plan review requirements for conditional uses, and (3) clarifying when submittal of a final site plan for a conditional use is required. The Spring Arbor Township Planning Commission recommended approval of the text amendment. Staff concluded by advising the Commission to recommend approval of the request.

Commissioner Beals wanted to ensure that the administrative review of a site plan is properly documented in order to aid in the enforcement of the approved plan, especially when that approval is part of a conditional use. Upon the conclusion of the discussion which ensued regarding that concern, Commissioner Videto suggested that staff begin to create a list of suggestions that can be released to all municipal planning commissions on a regular basis.

A motion was made by Commissioner Beals, and seconded by Commissioner Williams, to concur with the staff report and recommend **approval** of the proposed rezoning. *The motion was approved unanimously.*

b. Consideration of Master Plan(s).

- (1) **Henrietta Township Master Plan.** Staff noted that the review of municipal master plans by the Commission must include the following analysis, as required by the Michigan Planning Enabling Act (MPEA, MCL 125.3841(3)):
- (a) *A statement whether the county planning commission or county board of commissioners considers the proposed master plan to be inconsistent with the master plan of any municipality or region described in subsection (2)(a) or (d).*
 - (b) *If the county has a county master plan, a statement whether the county planning commission considers the proposed master plan to be inconsistent with the county master plan.*

He then summarized his analysis of the plan, limited to those two criteria, and concluded-

ed by advising the Commission to state that the document meets both of those criteria.

Note: *Commissioner Hawley excused herself from acting on the request in conformance with Section 107(B) of the Commission's Bylaws. She did provide some background on the master plan to her fellow commissioners, noting the tie to the countywide plan.*

The Commission discussed the proposed master plan, complementing Commissioner Hawley on the document. Commissioner Beals was concerned over the wording of the recommendation. Staff responded by suggesting the following amendment:

The Jackson County Planning Commission states that, in its opinion, the Henrietta Township Master Plan is consistent with:

- *The master plans of adjacent Jackson County municipalities and*
- *The Jackson Community Comprehensive Plan.*

(2) **City of Jackson Master Plan.** The Commission received the Notice of Intent to Plan filed by the City of Jackson, per the requirements of the Michigan Planning Enabling Act (MPEA, MCL 125.3839(2)).

Item 6. **Other Business**

- a. **Unfinished Business.** There was no unfinished business before the Commission.
- b. **New Business.**

The Jackson Mapping Project and the Master Plan. Staff explained that he was engaged in mapping that will be useful for both the Jackson County Solid Waste Management Plan and the Jackson County Master Plan. Consequently, he decided to initiate the Jackson Mapping Project. The maps will be posted on the Commission's website and be made available to municipal planning commissions engaged in updating their own master plans with the aim of providing planning continuity across Jackson County. The following maps have already been prepared:

Land Use

Urban Areas and Places

- Existing Land Use
- Agricultural Preservation Area
- Possible Greenways
- Institutions and Public Lands

Hydrology

- Surface Waters
- Wellhead Protection Areas
- Ground Water Recharge Areas

Transportation

- Primary Transport Routes
- Licensed Public Use Airports

Solid Waste

- Solid Waste Facilities
- Current Export and Import Authorization

Commissioners suggested that mapping containing Federal Emergency Management Agency (FEMA) floodplain information be added to the project. Staff will now begin to concentrate on updating demographic information throughout Jackson County.

Item 7. **Public Comment.** No comments were made by the public.

Item 8. **Commissioner Comment.**

- a. **Commissioner Torres.** The Commissioner asked staff if he had received any feedback from townships regarding the suggested comments tied to some approvals. Staff responded that he spoke with the zoning administrator for Grass Lake Charter Township and the comments were taken in a positive manner.
- b. **Commissioner Hilleary.** The Commissioner mentioned that he attended the Jackson Downtown Development Authority (DDA) presentation regarding the proposed Michigan Avenue streetscape project in Downtown Jackson. The design for the street will contain larger bump-outs and raised crosswalks.
- c. **Commissioner Beals.** The Commissioner announced that the Federal Emergency Management Agency (FEMA) made a push for a community rating system where a community can lower flood insurance rates for its property owners by earning points for actions taken to minimize flooding. He will send the website link to staff for distribution.

Item 9. **Adjournment.** The meeting was adjourned by Chair Torres at 7:25 pm.



Jackson County Planning Commission

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120 W. Michigan Avenue • Jackson, MI 49201

Phone (517) 788-4426 • Fax (517) 788-4635

MEETING MINUTES

Thursday, March 13, 2014

Jackson County Tower Building • Jackson, Michigan

Members Present: Ted Beals, At Large; Nancy Hawley, At Large; Jennifer Morris Coe, At Large; Jonathan Williams, At Large; Jim Videto, Agriculture; Ted Hilleary, Education; Jack Ripstra, Environmental; Amy Torres, Industry and Economics; and Carl Rice, Jr., Jackson County Board of Commissioners

Members Absent: None.

Liaisons Present: Grant Bauman, R2PC Principal Planner

Others Present: Becky Beals

Item 1. **Call to Order and Pledge of Allegiance.** The meeting was called to order at 6:00 p.m. by Chair Torres. Those in attendance rose and joined in the Pledge of Allegiance.

Item 2. **Public Comment.** No comments were made by the public.

Item 3. **Approval of Minutes.** A motion was made by Commissioner Videto, and seconded by Commissioner Williams, to **approve** the minutes of the February 13th meeting as presented. *The motion was approved unanimously.*

Item 4. **Approval of the Agenda.** A motion was made by Commissioner Morris Coe, and seconded by Commissioner Rice, to approve the agenda. *The motion was approved unanimously.*

Item 5. **Request(s) for Review, Comment, and Recommendation**

a. **Consideration of Township Zoning Amendment(s).**

- (1) **#14-04 – Rezoning (Summit Township).** Staff summarized his report regarding the proposed rezoning of a property fronting Spring Arbor Road from agricultural (AG1) to general commercial (C-2). The rezoning would address a nonconforming use (see the staff report). The Summit Township Planning Commission recommended approval of the rezoning. Staff advised the Commission to recommend disapproval of the request, noting that it would result in a spot zoning.

A motion was made by Commissioner Morris Coe, and seconded by Commissioner Beals, to concur with the staff report and recommend **disapproval** of the proposed rezoning. *The motion was approved unanimously.*

- (2) **#14-05 – Rezoning (Summit Township).** Staff summarized his report regarding the proposed rezoning of a property fronting Robinson Road from office (O-1) to planned residential (PR-1). The rezoning will allow for the construction of several duplexes (see the staff report). The Summit Township Planning Commission recommended approval of the rezoning. Staff advised the Commission to recommend **approval** of the request with a comment (see below).

A motion was made by Commissioner Beals, and seconded by Commissioner Ripstra, to concur with the staff report and recommend of the proposed rezoning. *The motion was approved unanimously.*

The discrepancy between the wetlands information utilized by staff (the national wetlands inventory – NWI) and provided by the Township was noted and discussed. It was pointed out that another source of information is the county soils map.

- (3) **#14-06 – Text Amendment (Sandstone Township).** Staff summarized his report regarding the proposed text amendments regarding: (1) adding the definition for a “fraternal organization” to Section 2.1 of the Sandstone Township Zoning Ordinance and (2) adding “private service clubs, fraternal organizations, and lodge halls” to the listing of permitted conditional uses in the Township’s Agricultural (AG-1) District. The Sandstone Township Planning Commission recommended approval of the text amendment. Staff concluded by advising the Commission to recommend approval of the request.

A motion was made by Commissioner Morris Coe, and seconded by Commissioner Beals, to concur with the staff report and recommend **approval**, noting a scrivener’s error. *The motion was approved unanimously.*

b. **Consideration of Master Plan(s).**

- (1) **Concord Area Master Plan.** Staff noted that the review of municipal master plans by the Commission must include the following analysis, as required by the Michigan Planning Enabling Act (MPEA, MCL 125.3841(3)):

- (a) *A statement whether the county planning commission or county board of commissioners considers the proposed master plan to be inconsistent with the master plan of any municipality or region described in subsection (2)(a) or (d).*
- (b) *If the county has a county master plan, a statement whether the county planning commission considers the proposed master plan to be inconsistent with the county master plan.*

He then summarized his analysis of the plan, limited to those two criteria, and concluded by advising the Commission to state that the document meets both of those criteria.

The Commission discussed the proposed master plan and a motion was made by Commissioner Morris Coe, and seconded by Commissioner Beals, to approve the following:

The Jackson County Planning Commission states that, in its opinion, the Concord Area Master Plan is consistent with:

- The master plans of adjacent Jackson County municipalities and
- The Jackson Community Comprehensive Plan.

The motion was approved unanimously.

Item 6. **Other Business**

- a. **Unfinished Business.** There was no unfinished business before the Commission.

- (1) **County master plan – mapping & demographics.** Staff provided a quick update on mapping that was completed since the last meeting and the demographic information collected for the master plan. The demographic overview included a memo that the

Commission can use to recommend standardized demographic information collected for two types of municipal master plans: land use plans and comprehensive plans. Similar memos will be drafted for other master plan elements.

b. **New Business.**

- (1) **PA 116 Farmland Agreement application.** Staff explained that Commission will be asked to review PA116 farmland agreements from time-to-time. The first application to come before the Commission is a 10-acre parcel in Section 27 of Parma Township for a period of 10 years. The countywide future land use map places the property in an area recommended for agricultural preservation (see the staff report).

A motion was made by Commissioner Ripstra, and seconded by Commissioner Rice, to concur with the staff report and recommend **approval**. *The motion was approved unanimously.*

It was suggested that staff send out a letter to all townships reminding them that they are required to submit PA 116 applications to the County Planning Commission.

Item 7. **Public Comment.** No comments were made by the public.

Item 8. **Commissioner Comment.**

- a. **Commissioner Williams.** The Commissioner noted that the Asset Map under construction by Spring Arbor University may be useful in the development of the master plan. He also noted the move of the Under the Oaks Park within the City to another location, as advocated by the local Republican Party.
- b. **Commissioner Hawley.** The Commissioner informed the Commission that the annual conference of the Michigan Historic Preservation Network will be in Jackson this spring.

Item 9. **Adjournment.** The meeting was adjourned by Chair Torres at 7:25 pm.

Respectfully submitted by:
Grant Bauman, Recording Secretary

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Jackson County Planning Commission

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120 W. Michigan Avenue • Jackson, MI 49201
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**The April 10, 2014 meeting of the Jackson County
Planning Commission was cancelled**

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Jackson County Planning Commission

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120 W. Michigan Avenue • Jackson, MI 49201

Phone (517) 788-4426 • Fax (517) 788-4635

MEETING MINUTES

Thursday, May 8, 2014

Jackson County Tower Building • Jackson, Michigan

Members Present: Nancy Hawley, At Large; Jonathan Williams, At Large; Jim Videto, Agriculture; Ted Hilleary, Education; Jack Ripstra, Environmental; Amy Torres, Industry and Economics; and Carl Rice, Jr., Jackson County Board of Commissioners

Members Absent: Ted Beals, At Large, and Jennifer Morris Coe, At Large

Liaisons Present: Grant Bauman, R2PC Principal Planner

Others Present: None

Item 1. **Call to Order and Pledge of Allegiance.** The meeting was called to order at 6:00 p.m. by Chair Torres. Those in attendance rose and joined in the Pledge of Allegiance.

Item 2. **Public Comment.** No comments were made by the public.

Item 3. **Approval of Minutes.** A motion was made by Commissioner Hilleary, and seconded by Commissioner Rice, to **approve** the minutes of the March 13, 2014 meeting as presented. *The motion was approved unanimously.*

Item 4. **Approval of the Agenda.** It was pointed out that the dates cited for approval of the meeting minutes and agenda were reversed. A motion was made by Commissioner Hawley, and seconded by Commissioner Hilleary, to approve the agenda as amended. *The motion was approved unanimously.*

Item 5. **Request(s) for Review, Comment, and Recommendation**

a. **Consideration of Township Zoning Amendment(s).**

- (1) **#14-07 – Rezoning (Napoleon Township).** Staff summarized his report regarding the proposed rezoning of a property fronting Brooklyn Road (M-50) from single-family residential (R-1) to agricultural (AG-1). The rezoning would allow for the keeping of a horse (see the staff report). The Napoleon Township Planning Commission recommended approval of the rezoning. Staff advised the Commission to recommend **approval with comments** of the request, noting the following:

“Given the size and character of the subject property, the rezoning appears to be a reasonable request. However, it does call into question the arrangement of current zoning districts and future land use categories in the general area. Consequently, the Township may wish to consider further amendments to the zoning and future land use maps.”

A motion was made by Commissioner Ripstra, and seconded by Commissioner Hilleary, to concur with the staff report and recommend **approval with comments** of the proposed rezoning. *The motion was approved unanimously.*

- (2) **#14-08 – Rezoning (Grass Lake Township).** Staff summarized his report regarding the proposed rezoning of properties fronting Knight Road (within the I-94 corridor) from light industrial (LI) to single-family residential (R-2). The rezoning will address the legal use nonconformity of those properties (see the staff report). The Grass Lake Charter Township Planning Commission recommended approval of the rezonings. Staff advised the Commission to recommend **approval** of the request.

A motion was made by Commissioner Williams, and seconded by Commissioner Hil-leary, to concur with the staff report and recommend **approval** of the proposed rezonings. *The motion was approved unanimously.*

- (3) **#14-09 – Text Amendments & Rezonings (Parma Township).** Staff summarized his report regarding the proposed text amendments and rezonings regarding: (1) the creation of a new single-family residential (RS-2) district and (2) rezoning 9 properties fronting Michigan Avenue and Parma Road (within the I-94 corridor) to the new district. The Parma Township Planning Commission recommended approval of the text amendment and rezonings. Staff noted that the text amendments were hard to understand as written and proposed several changes to address that issue. Staff concluded by advising the Commission to recommend **approval with comments** of:

“the proposed text amendments and rezonings—, with the exception of “Parcel D,” which constitutes “spot zoning” in the opinion of staff— as long as the Township considers the suggested changes provided by staff.”

A motion was made by Commissioner Videto, and seconded by Commissioner Ripstra, to concur with the staff report and recommend **approval**. The proposal was discussed and Commissioners familiar with the surrounding area noted that the properties proposed for rezoning to the new single-family (RS-2) district are actually multiple-family in nature. It became evident that staff misunderstood the Parma Township Planning Commission’s intent behind the proposed “single-family detached dwellings” and “single-family attached dwellings.” *The motion was disapproved unanimously.*

A new motion was made by Commissioner Videto, and seconded by Commissioner Williams, to **take no action**, noting that the Commission is unsure/unclear about what is proposed. *The motion was disapproved unanimously.*

b. **Consideration of Master Plan(s).**

None.

Item 6.

Other Business

a. **Unfinished Business.**

None.

b. **New Business.**

- (1) **Intergovernmental Cooperation & ABLe Change.** Staff provided Commissioners with a synopsis of Jackson 2020’s “collective impact” model and the “systems change” approach that staff is training to employ regarding intergovernmental efficiency and effectiveness. He concluded by stating his intent to utilize the development of the Jackson County Master Plan as the venue for integrating the approach into planning and zoning.

(2) **Planning & Zoning Workshop.** Staff proposed a new planning and zoning workshop for some time in the fall and provided a preview of one of the topics to be included.

Item 7. **Public Comment.**

No comments were made by the public.

Item 8. **Commissioner Comment.**

No comments were made by the public.

Item 9. **Adjournment.** The meeting was adjourned by Chair Torres at 7:30 pm.

Respectfully submitted by:
Grant Bauman, Recording Secretary

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Jackson County Planning Commission

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120 W. Michigan Avenue • Jackson, MI 49201
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**The June 12, 2014 meeting of the Jackson County
Planning Commission was cancelled**

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Jackson County Planning Commission

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120 W. Michigan Avenue • Jackson, MI 49201

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MEETING MINUTES

Thursday, July 10, 2014

Jackson County Tower Building • Jackson, Michigan

Members Present: Ted Beals, At Large; Nancy Hawley, At Large; Jonathan Williams, At Large; Jim Videto, Agriculture; Ted Hilleary, Education; Amy Torres, Industry and Economics; and Carl Rice, Jr., Jackson County Board of Commissioners

Members Absent: Jack Ripstra, Environmental, and Jennifer Morris Coe, At Large

Liaisons Present: Grant Bauman, R2PC Principal Planner

Others Present: Ronald Meador, Debra Woodard, and Walter and Michael Wrozek

Item 1. **Call to Order and Pledge of Allegiance.** The meeting was called to order at 6:05 p.m. by Chair Torres. Those in attendance rose and joined in the Pledge of Allegiance.

Item 2. **Public Comment.** Several comments were made regarding the proposed rezoning in Leoni Township (please see Item #5a(1)(a)).

Item 3. **Approval of Minutes.** A motion was made by Commissioner Rice, and seconded by Commissioner Williams, to **approve** the minutes of the May 8, 2014 meeting as presented. *The motion was approved unanimously.*

Item 4. **Approval of the Agenda.** A motion was made by Commissioner Williams, and seconded by Commissioner Hilleary, to approve the agenda. *The motion was approved unanimously.*

Item 5. **Request(s) for Review, Comment, and Recommendation**

a. **Consideration of Township Zoning Amendment(s).**

(1) **#14-10 – Rezoning (Leoni Township).** Staff summarized its report regarding the proposed rezoning of a property fronting Lee Road from one-family residential (R-1) to agricultural (AG). The rezoning would allow for the establishment of a farm on the 9.95 acre parcel currently limited to a single-family dwelling and open space (please see the staff report). The Leoni Township Planning Commission recommended approval of the rezoning. Staff advised the Commission to recommend **approval**.

(a) *The following comments regarding the proposed rezoning were made under Item #2, public comment:*

- Ronald Meador voiced his opposition, noting his plans to develop a nearby parcel located in the same zoning district. *Staff mentioned in its report that the adjacent R-1 parcels are currently vacant.*
- Michael Wrozek, on the behalf of his father (Walter Wrozek), voiced his opposition and provided Commissioners with a history of the subdivision which includes the subject lot and the adjacent vacant properties. *The Wrozek's felt that the documentation upon which staff relied in making its advisement conflicts with their documentation (which they brought to the meeting).*

- Debra Woodard, the applicant, spoke in favor the rezoning.
- (b) Commissioners discussed the proposed rezoning at length, including (but not limited to) the following issues:
- Commissioner Beals noted his belief that the rezoning should be reviewed on its merit as well as in relation to the master plan (unless the conflict is flagrant).
 - Commissioner Hawley noted that proposed agricultural zoning will provide more protection to the area's underlying groundwater (due to sandy soils) than the existing zoning. She also noted that existing nuisance laws should protect adjoining landowners.
 - Commissioner Hilleary inquired about the meaning of "low-density residential" in the Township's master plan. Staff quoted the meaning from the Township's zoning plan (an element of the master plan).
 - Commissioner Williams inquired about the minimum lot size in the AG and R-1 districts. Staff quoted those minimum sizes from the Township's zoning plan, noting that those minimum sizes may have changed since the time the subdivision was platted.
 - Commissioner Rice noted his belief in the rights of the property owner.

A motion was made by Commissioner Beals, and seconded by Commissioner Hawley, to concur with the staff report and recommend **approval** of the proposed rezoning. *The motion was approved unanimously (via voice vote).*

- (c) Given that all of the members of the general public in attendance were there regarding the rezoning, the Chair moved Item #7, public comment, up on the agenda. The following comments were made:
- Ronald Meador voiced his disappointment with the Commission's decision and belief that the action is a "step backward." He also noted (in his opinion) that the applicant should have 'done her homework' prior to purchasing the property and questioned conditional uses.
 - Michael Wrozek commented on the soils conditions in the general area (in reply to Commissioner Hawley's comment) and thanked the Commission.

b. Consideration of Master Plan(s).

None.

Item 6. Other Business

a. Unfinished Business.

- (1) **Population Summary – City/County Joint Recreation Plan.** Staff informed Commissioners that work was underway on new editions of the City of Jackson and Jackson County Joint Recreation Plan and the Jackson County Solid Waste Management Plan as well as the development of the first edition of the Jackson County Master Plan. Consequently, considerable time has been spent on developing a common demographic data format that can be utilized for each planning document as well as by local planning commissions engaged in municipal master planning efforts. The joint recreation plan is the most time-sensitive of the countywide documents listed above.

Staff requested the Commission's 'buy-in' on that process, which includes: (a) differentiating between Metropolitan Jackson (i.e., the City of Jackson and the Urban Townships of Blackman, Leoni, Spring Arbor, and Summit) and Rural Jackson County; (b) the use of the growth rate between 2000 and 2010 as the basis for population projections; and (c) the use of estimates from the 2008-2012 American Community Survey (U.S. Census Bureau) time-period as the source for more up-to-date demographic data. To date, data collected and collated from that source includes 'gender' and 'age of the population.' Commissioners were in support of the development of common demographics and made the following suggestions:

- Provide information on the census tracts surrounding the City to determine if the trends (i.e., population loss, smaller household/family size, etc.) in the adjacent area are similar to those found in the municipality.
- Pull the populations housed in prisons, college dormitories, retirement homes, and other institutions (i.e., group quarters) as they may skew the overall demographics.

b. New Business.

None.

Item 7. Public Comment.

Several follow-up comments were made regarding the proposed rezoning in Leoni Township (please see Item #5a(1)(c)).

Item 8. Commissioner Comment.

Commissioner Williams commented on the general public's perception/misperception of the authority the County Planning Commission has regarding township zoning amendments (i.e., rezonings and text amendments) *despite the best efforts of Commissioners and staff to educate those who address the Commission.*

Item 9. Adjournment. The meeting was adjourned by Chair Torres at 7:30 pm.

Respectfully submitted by:
Grant Bauman, Recording Secretary

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MEETING MINUTES

Thursday, August 14, 2014

Jackson County Tower Building • Jackson, Michigan

Members Present: Ted Beals, At Large; Nancy Hawley, At Large; Jennifer Morris, At Large; Ted Hilleary, Education; Jack Ripstra, Environmental; and Carl Rice, Jr., Jackson County Board of Commissioners

Members Absent: Jonathan Williams, At Large; Jim Videto, Agriculture; and Amy Torres, Industry and Economics

Liaisons Present: Grant Bauman, R2PC Principal Planner

Others Present: None.

- Item 1. **Call to Order and Pledge of Allegiance.** The meeting was called to order at 6:00 p.m. by Vice-Chair Morris. Those in attendance rose and joined in the Pledge of Allegiance.
- Item 2. **Public Comment.** None.
- Item 3. **Approval of Minutes.** A motion was made by Commissioner Hilleary, and seconded by Commissioner Hawley, to **approve** the minutes of the July 10, 2014 meeting as presented. *The motion was approved unanimously.*
- Item 4. **Approval of the Agenda.** A motion was made by Commissioner Ripstra, and seconded by Commissioner Hilleary, to approve the agenda. *The motion was approved unanimously.*
- Item 5. **Request(s) for Review, Comment, and Recommendation**
- a. **Consideration of Township Zoning Amendment(s).**
- (1) **#14-11 – Text Amendment (Napoleon Township).** Staff summarized its report regarding the proposed change in minimum lot size for General Industrial (GI) properties within Napoleon Township from 10 acres down to 3 acres (please see the staff report). The Napoleon Township Planning Commission recommended approval of the text amendment. Staff advised the Commission to recommend **approval**.
- Commissioner Beals voiced his concern about the possible increase in intensity of a district due to a reduction in the minimum area requirement. He noted that the Commission needs to keep possible “downstream” implications in mind when making its recommendations.
- A motion was made by Commissioner Beals, and seconded by Commissioner Ripstra, to concur with the staff report and recommend **approval** of the proposed text amendment. *The motion was approved unanimously (via voice vote).*
- (2) **#14-12 – Rezoning (Spring Arbor Township).** Staff summarized its report regarding the proposed rezoning of land fronting Spring Arbor Road (M-60) from highway service commercial (C-3) to agricultural (AG-1); the vast majority of the property is already zoned AG-1. The rezoning would allow for the establishment of a barley malting facility

on the agriculturally used property closer to M-60. The Township's future land use map recommends "parks and dedicated open space" for the portion of M-60 included in the request. Consequently, rezoning the land will bring the zoning map into greater compliance with the Township's master plan (please see the staff report). The Spring Arbor Township Planning Commission recommended approval of the rezoning. Staff advised the Commission to recommend **approval**.

Commissioner Hawley felt that preserving that that piece of green space along M-60 will benefit the Township. Commissioner Beals voiced his concern about the best location for a malting operation and the implications of the Michigan Right-to-Farm Act. He wanted more information because of the non-traditional agricultural nature of the proposed use. Commissioner Morris stated that she understood his concerns, but noted that the Commission must look at all of the uses the change in zoning will allow. Commissioner Hawley stated that she feels the use will be more benign than some other possible agricultural uses.

A motion was made by Commissioner Hawley, and seconded by Commissioner Hilleary, to concur with the staff report and recommend **approval** of the proposed rezoning. *The motion was approved unanimously (via voice vote)*. Commissioner Ripstra abstained from the vote due to a conflict of interest: he represents the applicants.

b. **Consideration of Master Plan(s).**

None.

Item 6. **Other Business**

a. **Unfinished Business.**

None.

b. **New Business.**

None.

Item 7. **Public Comment.**

None.

Item 8. **Commissioner Comment.**

Commissioner Beals requested further discussion on the impact of the *Michigan Right-to-Farm Act* (PA 93 of 1981, MCL 286.471 *et sec.*).

Item 9. **Adjournment.** The meeting was adjourned by Vice-Chair Morris at 6:30 pm.

Respectfully submitted by:
Grant Bauman, Recording Secretary



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MEETING MINUTES

Thursday, September 11, 2014

Jackson County Tower Building • Jackson, Michigan

Members Present: Ted Beals, At Large; Nancy Hawley, At Large; Jennifer Morris, At Large; Jonathan Williams, At Large; Jim Videto, Agriculture; Ted Hilleary, Education; Jack Ripstra, Environmental*; Amy Torres, Industry and Economics and Carl Rice, Jr., Jackson County Board of Commissioners

Members Absent: None.

Liaisons Present: Grant Bauman, R2PC Principal Planner

Others Present: None.

Item 1. **Call to Order and Pledge of Allegiance.** The meeting was called to order at 6:00 p.m. by Chair Torres. Those in attendance rose and joined in the Pledge of Allegiance.

Item 2. **Public Comment.** None.

Item 3. **Approval of Minutes.** A motion was made by Commissioner Videto, and seconded by Commissioner Morris, to **approve** the minutes of the August 14, 2014 meeting as presented. *The motion was approved unanimously.*

Item 4. **Approval of the Agenda.** A motion was made by Commissioner Ripstra, and seconded by Commissioner Hilleary, to approve the agenda. *The motion was approved unanimously.*

Item 5. **Request(s) for Review, Comment, and Recommendation**

a. **Consideration of Township Zoning Amendment(s).**

- (1) **#14-13 – Rezoning (Parma Township).** Staff summarized its report regarding the proposed rezoning of land located at the I-94/Concord Road Interchange from agricultural (AG-1) to highway service district (C-2). Although the property is adjacent to an interchange, the rezoning does not conform to the Township's current future land use map and defacto "spot zoning" is an issue. There is also a clear demarcation between C-1 zoning on the south side of the I-94 interchange and C-2 on its north side. Finally, the public notice did not meet the 15 day minimum noticing requirement for the public hearing held by the Township. The Parma Township Planning Commission recommended approval of the rezoning. Staff advised the Commission to recommend **disapproval** (see staff report and above).

Commissioner Hawley voiced her concern about the improper noticing of the public hearing and Commissioner Beals felt that was a sufficient reason to recommend disapproval of the request. Commissioner Morris felt that the interchange would be a good place for commercial development, but that the master plan needs to be updated and the request needs to be properly noticed. Commissioner Videto noted that the property has a lot of wetlands and drainage issues.

* Commissioner Ripstra was late, due to a flat tire.

A motion was made by Commissioner Beals, and seconded by Commissioner Hawley, to concur with the staff report and recommend **disapproval** of the proposed rezoning. *The motion was approved unanimously (via voice vote).*

- (2) **#14-14 – Rezoning (Springport Township).** Staff summarized its report regarding the proposed rezoning of land located on the west side of Crawford Road, south of Town Road, from general commercial (C-2) to agricultural (AG-1). The rezoning conforms to the Township’s future land use map and is consistent with the zoning of the surrounding area. However, the Township’s zoning map indicates that the farm field directly to the west is also zoned C-2. Consequently, staff suggested that the farm field should also be rezoned AG-1. Finally, the public notice did not meet the 15 day minimum noticing requirement for the public hearing held by the Township. The Springport Township Planning Commission recommended approval of the rezoning. Staff advised the Commission to recommend **approval with comments** (see staff report and above).

Commissioner Torres noted the need to re-notice the request and hold a new public hearing. Commissioner Beals stated that the property should not be rezoned until the request is properly noticed; the Commissioner also did not like the defacto creation of an island of C-2 zoning. Commissioner Morris asked if the farm field is a separate property. Staff stated that is was.

A motion was made by Commissioner Morris, and seconded by Commissioner Hilleary, to concur with the staff report and recommend **approval with comments** of the proposed rezoning. *The motion failed 1-7 (via voice vote).*

A motion was made by Commissioner Williams, and seconded by Commissioner Videto, to recommend **disapproval with comments** (see the staff report and above) of the proposed rezoning. *The motion passed 7-1 (via voice vote).*

- (3) **#14-15 – Text Amendment (Spring Arbor Township).** Staff summarized its report regarding the proposed changes concerning accessory structures (Sec. 6.4.2) and storage of materials (Sec. 6.10.1) (please see the staff report). Staff suggested that the exception allowing temporary storage containers for “household items during a remodeling or construction project” should be altered to specify a “residential remodeling or construction project.” Staff also noted that it may be helpful to cite/cross-reference the residential exception provided in Sec. 6.10.1 in Sec. 6.4.2). The Spring Arbor Township Planning Commission recommended approval of the text amendments. Staff advised the Commission to recommend **approval with comments** (see staff report and above).

Commissioner Morris asked if the intent was for residential uses rather than residential zoning. Staff indicated that the intent was for the use. Commissioner Beals is concerned that enforcement of the standard is complaint based.

A motion was made by Commissioner Williams, and seconded by Commissioner Ripstra, to concur with the staff report and recommend **approval with comments** of the proposed text amendments. *The motion was approved unanimously (via voice vote).*

- (4) **#14-16 – Rezoning (Spring Arbor Township).** Staff summarized its report regarding the proposed rezoning of land located on the south side of Spring Arbor Road (M-60), west of Cross Road, from agricultural (AG-1) to light industrial (I-1). The rezoning conforms to the Township’s future land use map, but the timing is off given a note regarding that light industrial area states that it “is set aside for future development once the other areas designated for light industry are nearing capacity and appropriate utili-

ties are made available.” The Spring Arbor Township Planning Commission recommended approval of the rezoning. Staff advised the Commission to recommend **approval with comments** (see staff report and above).

Commissioner Beals stated that he would like to see the parcel split in order to limit the amount of land zoned I-1

A motion was made by Commissioner Morris, and seconded by Commissioner Videto, to concur with the staff report and recommend **approval with comments** of the proposed rezoning (see the staff report and above). *The motion was approved 8-1 (via voice vote).*

b. Consideration of Master Plan(s).

Staff informed Commissioners that the Townships of Summit and Parma have both issued Notices of Intent to Plan.

Item 6. **Other Business**

a. Unfinished Business.

(1) **Master Plan Demographics.** Staff explained that the population projections contained in the document were altered to bring them into conformance with the projections used in the current edition of the Jackson Area Comprehensive Transportation Study’s long range transportation plan. Those projections (provided by the Michigan Department of Transportation via Region Economic Models Inc. (REMI)) show a slight population decrease (1.2%) countywide between 2010 and 2040. That decrease is due to a projected 11.23% population loss in the City of Jackson. The populations of the Urban and Rural Townships are projected to remain stable/grow slightly. However, the City of Jackson will remain the most densely populated part of Jackson County.

b. New Business.

None.

Item 7. **Public Comment.**

None.

Item 8. **Commissioner Comment.**

Commissioner Videto stated that it is important to put the reason(s) for an action directly in a motion (e.g., violation of public hearing notice requirements) as that would make a stronger statement. In order to do that, it may make sense to have some discussion on a request prior to making a motion (suspending Robert’s rules of Order). Commissioner Morris asked if the Commission should be considering requests that do not meet requirements. Several Commissioners spoke about the public noticing issue and how it should be handled. Commissioner Hawley informed everyone in attendance about Jackson Farmfest on September 20, 2014.

Item 9. **Adjournment.** The meeting was adjourned by Chair Torres at 7:30 pm.

Respectfully submitted by:
Grant Bauman, Recording Secretary

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Jackson County Planning Commission

Staffed by the Region 2 Planning Commission (R2PC)
120 W. Michigan Avenue • Jackson, MI 49201
Phone (517) 788-4426 • Fax (517) 788-4635

**The October 9, 2014 meeting of the Jackson County
Planning Commission was cancelled**

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Jackson County Planning Commission

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SPECIAL MEETING MINUTES

Thursday, November 6, 2014

Jackson County Tower Building • Jackson, Michigan

Members Present: Ted Beals, At Large; Nancy Hawley, At Large; Jennifer Morris, At Large; Jonathan Williams, At Large; Jim Videto, Agriculture; Ted Hilleary, Education; Jack Ripstra, Environmental; Amy Torres, Industry and Economics; and Carl Rice, Jr., Jackson County Board of Commissioners

Members Absent: None.

Liaisons Present: Grant Bauman, R2PC Principal Planner

Others Present: Deborah Garner, Molly Kennedy, Stacey and Troy Fairbanks, Jack O'Shea, Bruce Inosencio, and Toby Jones.

Item 1. **Call to Order and Pledge of Allegiance.** The meeting was called to order at 6:00 p.m. by Chair Torres. Those in attendance rose and joined in the Pledge of Allegiance.

Item 2. **Public Comment.** None.

Item 3. **Approval of Minutes.** A motion was made by Commissioner Morris, and seconded by Commissioner Videto, to **approve** the minutes of the September 11, 2014 meeting as presented. *The motion was approved unanimously.*

Item 4. **Approval of the Agenda.** A motion was made by Commissioner Morris, and seconded by Commissioner Ripstra, to approve the agenda. *The motion was approved unanimously.*

Item 5. **Request(s) for Review, Comment, and Recommendation**

a. **Consideration of Township Zoning Amendment(s).**

- (1) **#14-17 – Rezoning (Summit Township).** Staff summarized its report regarding the proposed rezoning of a portion of a property located the southwest corner of the intersection of Kibby and Cobb Roads from Suburban Residential (RS-2) to Local Commercial (C-1). Although the proposed rezoning does not conform to the Township's current future land use map, it is adjacent to the Kibby-Cobb Plaza, which is located on the north side of Cobb Road. The storm water issues brought up during the Township's planning commission meeting are located on the undeveloped portion of the property which is not part of the rezoning application. The Summit Township Planning Commission recommended approval of the rezoning to C-1. Staff advised the Commission to recommend **approval with comments** (see staff report and above).

Commissioner Beals noted his concern regarding the location of two zoning districts on a single property. Staff replied that while "split zoning" is not optimal, it makes sense to limit the size of the C-1 district.

A motion was made by Commissioner Hilleary, and seconded by Commissioner Hawley, to concur with the staff report and recommend **approval with comments** of the pro-

posed rezoning. *The motion was approved, with Commissioner Morris dissenting (via voice vote).*

The comment can be summarized as recommending that the Township's future land use map be amended to recognize the existing and proposed commercial uses at the intersection of Kibby and Cobb Roads.

- (2) **#14-18 – Text Amendments (Summit Township).** Staff summarized its report regarding the proposed text amendments to the Township's zoning ordinance. The amendments propose the addition of definitions regarding "vending," "temporary facilities," "farmers market," "farm market," and "roadside stand" to Section 150.006 of the ordinance. Staff suggested various changes to make the definitions clearer and easier to understand. "Act 92" was confirmed to be "PA 92 of 2000, Food Law." Finally, it was pointed out that the definition for a "farm market" was different than the definition for the facility in the "Generally Accepted Agricultural and Management Practices [(GAAMPs)] for Farm Markets," a document developed by the Michigan Department of Agriculture and Rural Development as authorized by the Michigan Right to Farm Act (PA 93 of 1981). Staff suggested that the Township research that GAAMP prior to approving the definitions. The Summit Township Planning Commission recommended approval of the rezoning. Staff advised the Commission to recommend **approval with comments** (see staff report and above).

Commissioner Beals noted the difference between "farmers markets" and "farm markets" and the need to also research the Michigan Right to Farm Act (MRTFA).

A motion was made by Commissioner Morris, and seconded by Commissioner Hilleary, to concur with the staff report, adding the review of the MRTFA, and recommend **approval with comments** of the proposed rezoning. *The motion was approved unanimously (via voice vote).*

The comments can be summarized as recommending that: (1) PA 92 of 2000 be properly referenced, (2) the suggested changes included in the [bracketed] and ~~struck~~ text be considered, and (3) the Farm Market GAAMPs and MRTFA be researched prior to approving the definitions.

- (3) **#14-19 – Rezoning (Sandstone Township).** Staff summarized its report regarding the proposed rezoning of land located on the north side of Michigan Avenue, east of Sandstone Road, from Multiple-Family Residential (RM-1) to Limited Industrial (LI). The rezoning does not conform to the Township's future land use map, although a mix of agricultural, residential, commercial, and industrial zoning is located along that ½ mile stretch of Michigan Avenue. Although the adjacent property to the west is zoned LI, it's use is multiple-family residential. The Sandstone Township Planning Commission recommended disapproval of the rezoning. Staff advised the Commission to recommend **disapproval** (see staff report and above).

Commissioner Morris noted that she had briefly discussed the request with Carlisle-Wortman, the Township's planning consultant and her former employer. Commissioner Beals was concerned about the potential "creep" of the nearby junkyard. Commissioner Ripstra mentioned that much of the residential development in the area was originally owned by Mr. Ganton.

A motion was made by Commissioner Beals, and seconded by Commissioner Ripstra, to concur with the staff report and recommend **disapproval** of the proposed rezoning (see the staff report and above). *The motion was approved unanimously (via voice vote).*

The staff report contained a further recommendation that if the Township approves the rezoning, the Township's future land use plan should be amended to recommend light industrial uses for the general area.

- (4) **#14-20 – Rezoning (Sandstone Township).** Staff summarized its report regarding the proposed rezoning of land located on the southwestern corner of the I-94 Interchange with Dearing Road from Limited Industrial (LI) to General Commercial (C-2). Although the rezoning does not conform to the Township's future land use map, the district's possible uses are compatible with many uses in the area. The minutes of the Township's planning commission meeting indicate that many people are concerned with the amount of traffic the proposed gas station, convenience store, and car wash may generate. Staff pointed out that an industrial use on the property could generate as much or more traffic. The Sandstone Township Planning Commission recommended disapproval of the rezoning. Staff advised the Commission to recommend **approval** (see staff report and above).

Commissioner Ripstra announced that he will abstain from voting since he is doing some work on the property. Commissioner Morris noted that she had briefly discussed the request with Carlisle-Wortman, the Township's planning consultant and her former employer. Commissioner Torres informed her fellow commissioners that she has spoken to the developer at various times in the past, but none of those conversations were related to this request. Commissioner Videto noted that he thinks that the use of the C-2 zoned property on the north side of I-94 is a cell tower.

Bruce Inosencio, the applicant, spoke in favor of the proposal. He informed the Commission that he owns a gas station at the intersection of Rives Junction Road and M-50 (Clinton Road) in Blackman Township which is similar to the proposed station. He does not anticipate that the gas station will attract a lot of traffic off of I-94 and noted that industrial development would also generate additional traffic. He noted that gas stations are heavily regulated and monitored for leakage. Mr. Inosencio concluded by informing the Commission that the property was zoned C-2 at some point in the past.

A motion was made by Commissioner Williams, and seconded by Commissioner Hilleary, to concur with the staff report and recommend **approval** of the proposed rezoning (see the staff report and above). *The motion was approved unanimously, with Commissioner Ripstra abstaining (via voice vote).*

The staff report contained a further recommendation that an alternative option to the rezoning would be to amend the Township's zoning ordinance to allow gas stations as a permitted or conditional use in the LI District.

- (5) **#14-21 – Text Amendment (Summit Township).** Staff summarized its report regarding the proposed rezoning of land located on a stub of Cortland Boulevard, east of 24th Street and the new Vermulen's Furniture store, from Urban Residential (RU-1) to General Commercial (C-2). The rezoning conforms to the Township's future land use map and the parking lot that it will allow may address some of the parking issues on Cortland Boulevard, despite the concerns of some citizens. The Summit Township Plan-

ning Commission recommended approval of the rezoning. Staff advised the Commission to recommend **approval** (see staff report and above).

Commissioner Hawley voiced her concern over adding to the amount of impervious surface in the general area. Staff noted that this would likely be addressed through the site plan review process for the proposed parking lot.

Deborah Garner, the applicant, spoke in favor of the proposal. She stated that the purpose of the parking lot is to get parking off of the cul-de-sac.

A motion was made by Commissioner Morris, and seconded by Commissioner Beals, to concur with the staff report and recommend **approval** of the proposed rezoning (see the staff report and above). *The motion was approved unanimously (via voice vote).*

- (6) **#14-22 – Rezoning (Summit Township)**. Staff summarized its report regarding the proposed rezoning of the Summit Township Hall, which is located at the intersection of Ferguson and South Jackson Roads, from Suburban Residential (RS-2) to Local Commercial (C-1). The rezoning will bring the property into conformance with the zoning and uses of surrounding properties. The Summit Township Planning Commission recommended approval of the rezoning. Staff advised the Commission to recommend **approval** (see staff report and above).

A motion was made by Commissioner Hawley, and seconded by Commissioner Rice, to concur with the staff report and recommend **approval** of the proposed rezoning (see the staff report and above). *The motion was approved unanimously (via voice vote).*

b. **Consideration of Master Plan(s).**

None.

Item 6. **Other Business**

a. **Unfinished Business.**

None.

b. **New Business.**

None.

Item 7. **Public Comment.**

None.

Item 8. **Commissioner Comment.**

Commissioner Williams liked the flow of the meeting, due to allowing for public comment during the review of cases. He noted that the Commission may wish to consider applications whose applicants are in attendance first.

Item 9. **Adjournment.** The meeting was adjourned by Chair Torres at 7:20 pm.

Respectfully submitted by:
Grant Bauman, Recording Secretary



Jackson County Planning Commission

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120 W. Michigan Avenue • Jackson, MI 49201

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MEETING MINUTES

Thursday, December 11, 2014

Jackson County Tower Building • Jackson, Michigan

Members Present: Ted Beals, At Large; Nancy Hawley, At Large; Jennifer Morris, At Large; Jonathan Williams, At Large; Ted Hilleary, Education; Amy Torres, Industry and Economics; and Carl Rice, Jr., Jackson County Board of Commissioners

Members Absent: Jim Videto, Agriculture, and Jack Ripstra, Environmental

Liaisons Present: Grant Bauman, R2PC Principal Planner

Others Present: None.

Item 1. **Call to Order and Pledge of Allegiance.** The meeting was called to order at 6:10 p.m. by Chair Torres. Those in attendance rose and joined in the Pledge of Allegiance.

Item 2. **Public Comment.** None.

Item 3. **Approval of Minutes.** Commissioner Morris noted that she voted no regarding Case #14-19. A motion was made by Commissioner Hilleary, and seconded by Commissioner Morris, to **approve** the minutes of the September 11, 2014 meeting as amended. *The motion was approved unanimously.*

Item 4. **Approval of the Agenda.** Staff noted the addition of Case #14-25 to the agenda. A motion was made by Commissioner Hilleary, and seconded by Commissioner Morris, to approve the agenda as amended. *The motion was approved unanimously.*

Item 5. **Request(s) for Review, Comment, and Recommendation**

a. **Consideration of Township Zoning Amendment(s).**

- (1) **#14-23 – Rezoning (Parma Township).** Staff summarized its report regarding the proposed rezoning of a portion of a property located on the north side of Michigan Avenue and the west side of Ludlow Road from Industrial (I-1) to Highway Service (C-2). A portion of the property is already zoned C-2 and the applicant wishes to rezone the rest of the lot C-2 in order “to bring [it] into compliance for future use”. Staff noted that the property is currently utilized for “trucking and cartage facilities”, which is permitted as a conditional use in the I-1 District, not the C-2 District. The staff report notes that if the intent of the applicant is to continue utilizing the property for his trucking business, the correct action is to rezone the entire property I-1. Staff further noted that the request was considered by the Township’s planning commission on September 4, 2013, and never brought to the County’s planning commission for its recommendation or the Township Board for final approval. The Parma Township Planning Commission recommended approval of the rezoning to C-2, with a condition. Staff advised the Commission to recommend **approval**, given that the request met the four criteria it utilized (see staff report and above).

The request generated a significant amount of discussion amongst the Commissioners given its peculiarities. Commissioner Beals noted his concern regarding if the request is even actionable. Other Commissioners were concerned over adding to the diverse mix of uses in the immediate area, the age of the Township's master plan, and the potential for creating a nonconforming use.

A motion was made by Commissioner Morris, and seconded by Commissioner Beals, to recommend **disapproval** of the proposed rezoning based on the current land use pattern and the creation of a nonconforming use. *The motion was approved unanimously (via voice vote).*

- (2) **#14-24 – Rezoning (Parma Township).** Staff summarized its report regarding the proposed rezoning of two properties located the east and west sides of Concord Road, south of the interchange of that road with Interstate 94 (I-94), from Agricultural (AG-1) to General Commercial (C-2). Staff noted that this was a request originally considered by the Commission in September, but that the nature of the application changed and many of the issues that were of concern in the Fall were addressed (see staff report). The Parma Township Planning Commission recommended approval of the rezoning to C-2. Staff advised the Commission to recommend **approval** (see staff report and above).

Commissioner Beals noted his concern regarding the apparent conflict of the proposed rezoning with the countywide future land use map, which places the property in an area recommended for agricultural preservation. Staff explained that the countywide map was not designed to recognize small areas of development in the rural portions of Jackson County; that explanation did not appease the concerns of the Commissioner.

A motion was made by Commissioner Morris, and seconded by Commissioner Williams, to concur with the staff report and recommend **approval** of the proposed rezoning. *The motion was approved unanimously (via voice vote).*

- (3) **#14-25 – Rezoning (Springport Township).** Staff summarized its report regarding the proposed rezoning of land located on the west side of Crawford Road, south of Town Road, from General Commercial (C-2) to Agricultural (AG-1). Staff noted that this was a request originally considered by the Commission in September, but that the two issues of concern in the Fall were addressed (see staff report). The Springport Township Planning Commission recommended approval of the rezoning. Staff advised the Commission to recommend **approval** (see staff report and above).

A motion was made by Commissioner Morris, and seconded by Commissioner Hawley, to concur with the staff report and recommend **approval** of the proposed rezoning (see the staff report and above). *The motion was approved unanimously (via voice vote).*

b. Consideration of Master Plan(s).

None.

Item 6. Other Business

a. Unfinished Business.

None.

b. **New Business.**

- (1) **2015 Meeting dates and submission schedule.** Staff presented the proposed meeting dates and application submission schedule for 2015.

A motion was made by Commissioner Beals, and seconded by Commissioner Hilleary, to **approve** the meeting dates and application submission schedule as presented. *The motion was approved unanimously (via voice vote).*

Item 7. **Public Comment.**

None.

Item 8. **Commissioner Comment.**

None.

Item 9. **Adjournment.** The meeting was adjourned by Chair Torres at 7:00 pm.

Respectfully submitted by:
Grant Bauman, Recording Secretary