



Jackson County Planning Commission

Staffed by the Region 2 Planning Commission (R2PC)

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MEETING MINUTES

March 8, 2018

Jackson County Tower Building • Jackson, Michigan

Members Present: Timothy Burns, At Large; Nancy Hawley, At Large; Ted Hilleary, Education; Roger Gaede, Environment; Russ Jennings, At large; Amy Torres, Industry and Economics; Jim Videto, Agriculture; and Jonathan Williams, Jackson County Board of Commissioners

Members Absent: Jennifer Morris, At Large

Liaisons Present: Grant Bauman, Principal Planner and Tanya DeOliveira, Principal Planner

Others Present: Sarah Arnold

- 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.
- Chair Torres welcomed Russ Jennings as a new Planning Commissioner.
- Item 2. **Public Comment.** There was no public comment.
- Item 3. **Approval of Minutes.** The Commission corrected the motion approving the 1/11/18 meeting minutes (see Item #3) to reflect that Comm. Morris made the motion.
- A motion was made by Comm. Hilleary, and seconded by Comm. Burns, to **approve** the minutes of the January 11, 2018, meeting as amended. *The motion was approved unanimously.*
- Item 4. **Approval of the Agenda.** Staff requested that the “JACTS Long Range Transportation Plan Update” be moved after Item #4.
- A motion was made by Comm. Videto, and seconded by Comm. Hilleary, to **approve** the January 11, 2018, agenda as amended. *The motion was approved unanimously.*
- Item 5. **JACTS Long Range Transportation Plan Update.** Tanya DeOliveira, R2PC Principal Transportation Planner, provided an update regarding the drafting of the 2045 edition of the *JACTS Long Range Transportation Plan (LRTP)*. The LRTP is scheduled for approval by the Region 2 Planning Commission (R2PC) in June of 2018. The presentation concentrated on the LRTP’s public involvement chapter, which includes the ‘plan visioning exercise summary’ and the ‘transportation plan objectives exercise’. Commissioners had the following comments, questions, and requests:
- Comm. Hilleary noted the importance of public transportation access for people in need. Ms. DeOliveira cited *Connecting Jackson County*, a Jackson Area Transportation Authority (JATA) report regarding access to transportation options in the Jackson Area.

- Chair Torres requested that [Connecting Jackson County](#) and the draft 'visions, goals, and objectives' chapter of the developing [LRTP](#) be sent to JCPC Commissioners.
- Comm. Gaede asked about 'road diets.' Ms. DeOliveira explained that a road diet decreases the capacity of a roadway (i.e., converting a 4-lane street to 3 lanes (including a left-turn lane)). Comm. Gaede also asked if automated vehicles are addressed in the LRTP. He thinks that it will decrease the number of cars on the road.

Item 6. **Request(s) for Review, Comment, and Recommendation**

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

(1) **CZ #18-03 – Proposed text amendments regarding Wind Parks and Wind Energy Conversion Systems to the *Parma Township Zoning Ordinance***

Staff summarized its report on the proposed zoning ordinance text amendments regarding wind parks and wind energy conversion systems. Various comments and suggestions were included in the report. County Planning Commissioners were advised to recommend disapproval (please see the staff report). Comm. Hawley requested that the wind energy model ordinance developed by Michigan State University Extension (MSU-E) be sent to the Township. It was the consensus of Commissioners that the JCPC serve as a resource for local units of government.

A motion was made by Comm. Hawley, and seconded by Comm. Videto, to recommend **disapproval** of the proposed text amendments with staff comments (please see the staff report). *The motion was approved unanimously.*

(2) **CZ #18-02 – Proposed map amendment (rezoning) to the *Leoni Township Zoning Ordinance***

Staff summarized its report regarding the proposed partial rezoning of the subject property which is located in Section 6 (T3S-R1E) of the Township. The eastern ½ (approximate) of the subject property is already zoned 'Heavy Industrial (M)'. The western ½ (approximate) is currently zoned 'One-Family Residential (R-1)'. The proposal would rezone the majority of that part of the subject property to 'M', leaving the 348.21-ft. by 293.32-ft. portion of the property fronting Dettman Road zoned 'R-1'. County Planning Commissioners were advised to recommend approval (please see the staff report). Comm. Gaede was concerned that the 'M'-zoned portion of the property will be landlocked.

A motion was made by Comm. Videto, and seconded by Comm. Williams, to recommend **approval** of the proposed rezoning (please see the staff report). *The motion was approved unanimously.*

b. **Consideration of Master Plan(s).** None.

c. **Farmland & Open Space Preservation Program (PA 116) application(s).** None.

Item 7. **Other Business**

a. **Unfinished Business.** None.

b. **New Business**

(1) **Jackson County Master Plan**

A staff memo regarding the development of the *Jackson County Master Plan* was included in the agenda packet. The memo contained examples of 6 other county-level master plans from Michigan. Chair Torres asked what staff recommends. Mr. Bauman indicated no single template, but pointed out that he liked the *Berrien County Master Plan* for its physical description of that county's 'landscapes' and the *Muskegon County Master Plan* for its public involvement chapter. Comm. Videto asked what staff's expectation of Commissioners was regarding the project. Mr. Bauman replied the review of chapters as they are created.

Comm. Hilleary commented on transparency and the need to address what is important in the region (i.e., look forward). Comm. Hawley suggested reviewing the Benzie County Master Plan and the need to look forward regarding issues such as water quality and alternative energy. Comm. Gaede mentioned the recent flooding in Houston and its lack of zoning. Comm. Hawley suggested that the JCPC should look at chapter outlines prior to drafting language in order to save wasted staff time and effort. Mr. Bauman agreed to put together an outline for plan development. Comm. Videto liked that idea.

Item 7. **Public Comment.** There was no public comment.

Item 8. **Commissioner Comment.** Comm. Hawley announced that the deadline for ordering trees from the Jackson County Conservation District's spring tree sale is March 23, 2018. Comm. Hawley brought to the attention of the JCPC a recent Michigan Court of Appeals ruling which states that Michigan Medical Marihuana Act preempts the ability of local government to prohibit the outdoor growing of medical marihuana by registered caregivers as long as the growing occurs in an enclosed and locked facility. She also complimented R2PC staff on its solar energy facility model ordinance. Comm. Gaede mentioned that the gas pipeline currently being installed through Lenawee County has no local outlets.

Item 9. **Adjournment.** The meeting was adjourned by Chair Torres at 7:12 p.m.

Respectfully submitted by:
Grant Bauman, Recording Secretary