



Jackson County Planning Commission

Staffed by the Region 2 Planning Commission (R2PC)

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MEETING MINUTES

April 12, 2018

Jackson County Tower Building • Jackson, Michigan

Members Present: 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: Timothy Burns, At Large, and Jennifer Morris, At Large

Liaisons Present: Grant Bauman, Principal Planner

Others Present: Vercilla Hart, Linda Waller, Kyle Waller, Jamos Johnson Jr., Donna Domm, Thomas Gallant, Doug Lammers, Carol Schultz, Judy Formolo, Kelly Wood, [?] Lyons, Nicola Snowden-Johnson, Portia Snowden, Leslie Paprock, and Darrell Johnson

- 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.** There was no public comment.
- Item 3. **Approval of Minutes.** A motion was made by Comm. Hilleary, and seconded by Comm. Videto, to **approve** the minutes of the March 8, 2018, meeting. *The motion was approved unanimously.*
- Item 4. **Approval of the Agenda.** A motion was made by Comm. Hilleary, and seconded by Comm. Videto, to **approve** the April 12, 2018, agenda. *The motion was approved unanimously.*
- Item 6. **Request(s) for Review, Comment, and Recommendation**
- a. **Consideration of Township Zoning Amendment(s).**
- (1) **CZ #18-05 – Proposed map amendment (rezoning) to the Parma Township Zoning Ordinance**

Staff summarized its report regarding the proposed rezoning of the subject property, which is located in Section 29 (T2S-R3W) of the Township, to 'Agricultural (AG)' from 'Highway Service (C-2)'. County Planning Commissioners were advised to recommend disapproval (please see the staff report). Mr. Thomas Gallant, the applicant, spoke in favor of the rezoning which would allow a commercial medical marijuana grow operation. He asked to submit documentation regarding the proposal for consideration by the Parma Township Board.

A motion was made by Chair Torres, and seconded by Comm. Williams, to accept the documentation and forward it to the Township with the JCPC recommendation. *The motion was approved unanimously.*

The documentation is attached to these minutes. There was discussion among the Planning Commissioners regarding the request. Staff clarified that the process is: (1) a recommendation by the Parma Township Planning Commission to its Township Board, (2) a recommendation by the Jackson County Planning Commission to the Parma Township Board, and (3) action taken by the Parma Township Board.

A motion was made by Comm. Hilleary, and seconded by Comm. Videto, to recommend **disapproval** of the proposed rezoning, concurring with the staff advisement (please see the staff report). *The motion was approved unanimously.*

(2) **CZ #18-06 – Proposed text amendments regarding ‘Agricultural Tourism’ and ‘Agricultural Businesses’ to the Grass Lake Charter Township Zoning Ordinance**

Staff summarized its report on the proposed zoning ordinance text amendments regarding ‘Agricultural Tourism’ and ‘Agricultural Businesses’. County Planning Commissioners were advised to recommend approval with comments (please see the staff report). Mr. Doug Lammers, Grass Lake Charter Township Zoning Administrator, spoke in favor of the proposed amendments. He stated that the purpose of the amendments is to allow for a ‘wedding barn’ and that the Township’s noise ordinance will address the noise issue. There was discussion among the Planning Commissioners regarding the request. Commissioner Hilleary asked about the effect of the amendments on music festivals. Comm. Videto spoke about the need for value-added agriculture.

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

(3) **CZ #18-07 – Proposed map amendment (rezoning) to the Leoni Township Zoning Ordinance**

Staff summarized its report regarding the proposed rezoning of the subject properties, which are located in Section 12 (T3S-R1E) of the Township, to ‘Heavy Industrial (M)’ from ‘Agricultural (AG)’. County Planning Commissioners were advised to recommend disapproval (please see the staff report). There was discussion among the Planning Commissioners regarding the request. Comm. Williams stated that the staff advisement provides needed feedback to Leoni Township.

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

(4) **CZ #18-08 – Proposed text amendments regarding ‘Solar Energy Facilities’ to the Spring Arbor Township Zoning Ordinance**

Staff summarized its report on the proposed zoning ordinance text amendments regarding ‘Large Solar Energy Facilities (Solar Farms)’ and ‘Small Solar Energy Facilities’. County Planning Commissioners were advised to recommend approval (please see the staff report) and that staff assisted the Spring Arbor Township Planning Commission in developing the proposed regulations.

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

b. Consideration of Master Plan(s).

(1) MP18-01 – Rives Township Master Plan

Staff summarized its report on the proposed *Rives Township Master Plan* (please see the staff report), and informed the Commission that staff assisted the Rives Township Planning Commission in drafting the plan. County Planning Commissioners were advised to state that in the opinion of the Commission, the proposed master plan is generally consistent with: (1) the master plans of adjacent county municipalities and (2) the *Jackson Community Comprehensive Plan*. Staff also advised that the concerns of the general public concerning the industrial area proposed along the northern border of the Township should be given consideration by the Township.

No one spoke in favor of the proposed master plan. However, various citizens did speak in opposition. The greatest level of concern was raised regarding the proposed industrial area south of Base Line Road, on the Township's northern border. A natural gas fired power plant is proposed in that location. The comments that were received are summarized below:

Ms. Vercilla Hart spoke in opposition. She stated that the industrial area proposed south of Base Line Road is inconsistent with the future land use map for Leslie Township, which is adjacent to the north. Ms. Hart brought two sets of documents for the County Planning Commission to consider. The first set is comprised of the Future Land Use Map for Leslie Township, a newspaper article regarding agricultural preservation, and a letter from the Ingham County Farmland and Open Space Preservation Board.

A motion was made by Comm. Williams, and seconded by Comm. Hilleary, to accept the documentation. *The motion was approved unanimously.*

The second set is comprised of a comprehensive review of the proposed power plant and the master plan by Tri-County Regional Planning Commission staff.

A motion was made by Comm. Williams, and seconded by Comm. Hilleary, to accept the documentation. *The motion was approved unanimously.*

Both sets of documentation are attached to these minutes.

Ms. Linda Waller spoke in opposition. She stated she would be able to see the proposed power plant from her home. Nothing is around the proposed location but farmland and houses. The Township did not follow the correct procedure. The power plant is not congruent with Chapter 3 of the proposed master plan.

Ms. Nicola Snowden-Johnson spoke in opposition. She stated that the proposed power plant does not follow the land pattern. A large power plant is not appropriate. It will be hard to reclaim the farmland after the useful life of the power plant. Ms. Snowden-Johnson brought documentation.

A motion was made by Comm. Torres, and seconded by Comm. Gaede, to accept the documentation. *The motion was approved unanimously.*

The documentation is attached to these minutes. It was also signed by the next two speakers.

Ms. Leslie Paprock spoke in opposition. She stated that agricultural preservation is intended to protect farmland and not allow incompatible uses. Power plants are not compatible. Good planning is not hurried.

Ms. Portia Snowden spoke in opposition. She stated that the master plan shows total disregard to public involvement and is against good planning. There should not be a scattering of land uses.

Ms. Judy Formolo spoke in opposition. She stated that errors in the master plan need to be looked at. The Leslie Township plan uses concentric circles and land uses are congruent. The industrial area proposed at Base Line Road will open up the possibility for an industrial park. Issues important to the general public need to be highlighted on agendas in order to get public involvement.

There was discussion among the Planning Commissioners regarding the proposed master plan. Comm. Hawley stated that a natural gas pipeline and electrical substation in the area are reasons for the location. Comm. Gaede stated that Leslie Township may make comments regarding Rives Township's master plan. Comm. Hilleary asked what is there to do about the comments received. Staff replied that those statements can be included in the JCPC recommendation. Comm. Gaede wondered why Leslie Township was not approached for the power plant. Comm. Videto was concerned that the master plan was adjusted to accommodate a developer. Comm. Williams wanted to clarify the Base Line Road property is currently agricultural and proposed for industrial. Comm. Gaede was concerned about the scattered pattern of industrial uses proposed on the future land use map. Chair Torres stated that she thought the recommendation should be limited to comments on the compatibility of the proposed master plan with the master plans for adjacent communities. Comm. Gaede thought the motion should include the concern over the conflict with the Leslie township future land use map. Comm. Hawley stated that she thought the proposed master plan was consistent with surrounding township master plans in Jackson County, not compatible with Leslie Township's master plan, and not consistent with the *Jackson Community Comprehensive Plan (2006)* (which identifies agricultural preservation in Rives Township).

A motion was made by Comm. Hawley, and seconded by Comm. Hilleary, to state the following:

1. The proposed master plan is consistent with adjacent Jackson County township master plans.
2. The proposed master plan is inconsistent with the *Jackson Community Comprehensive Plan (2006)*.
3. The comments received by the JCPC during the meeting are included.

The motion was approved unanimously. The documentation provided by the public will be appended to the minutes when transmitted to Rives Township.

- c. **Farmland & Open Space Preservation Program (PA 116) application(s).** None.
- Item 7. **Other Business**

a. **Unfinished Business.** None.

b. **New Business**

(1) **Understanding Adverse Childhood Experiences.**

The presentation was postponed until the next meeting of the Planning Commission due to the length of the current meeting and a time constraint for the presenter.

(2) **Appointment of a JCPC Representative on the Jackson County Parks Commission**

Chair Torres explained that she served on the Jackson County Parks Commission as the Chair of the Jackson County Planning Commission (JCPC), but had to resign do to her conflicting professional obligations. Accordingly, per Act 261 of 1965 (County and Regional Parks), the JCPC needs to appoint a Commissioner when the Chair cannot serve. Chair Torres nominated Comm. Videto to serve on the Jackson County Parks Commission; he also serves on the Jackson County Fair Board. Comm. Gaede nominated himself to serve on the Jackson County Parks Commission; he was once the chair of that commission and has continued to attend the meetings after his term on the commission ended. There were no other nominations. Staff informed the Commission that Jackson County Commissioner Duckham recommended (via email) Comm. Gaede for service on the Jackson County Parks Commission. Comm. Jennings mentioned the possibility of having two JCPC members on the Jackson County Parks Commission if the Parks Commission and Fair Board are eventually merged.

Chair Torres called for a roll call vote, with each Commissioner stating who he/she is voting for:

- Comm. Burns – absent
- Comm. Gaede – Comm. Gaede
- Comm. Hawley – Comm. Videto
- Comm. Hilleary – Comm. Videto
- Comm. Jennings – Comm. Gaede
- Comm. Morris – absent
- Chair Torres – Comm. Videto
- Comm. Videto – Comm. Videto
- Comm. Williams – Comm. Gaede

Comm. Videto was appointed on a vote of 4 to 3, with 2 Commissioners absent.

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

Item 8. **Commissioner Comment.** Comm. Hawley provided documentation on a trail project that will traverse the Henrietta Area as well as a proposed solar farm. Comm. Videto thanked his fellow Commissioners for their support and said that Comm. Gaede would also have been a good choice. He also spoke about the need for transparency and that the JCPC has a different role than Townships.

Item 9. **Adjournment.** The meeting was adjourned by Chair Torres at 8:18 p.m.

Respectfully submitted by:
Grant Bauman, Recording Secretary