



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

July 12, 2018

Jackson County Tower Building • Jackson, Michigan

- Members Present:** Timothy Burns, At Large; Roger Gaede, Environment; Nancy Hawley, At Large; Ted Hilleary, Education; Russ Jennings, At large; Amy Torres, Industry and Economics; and Jonathan Williams, Jackson County Board of Commissioners
- Members Absent:** Jennifer Morris, At Large, and Jim Videto, Agriculture
- Liaisons Present:** Grant Bauman, Principal Planner
- Others Present:** David Wright, Richard Rhines, and Rene Parmentier of the Loyal Order of Moose Jackson Lodge #156 and Rochelle Zimmerman

- 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. Williams, and seconded by Comm. Hilleary, to **approve** the minutes of the June 14, 2018, meeting as written. *The motion was approved unanimously.*
- Item 4. **Approval of the Agenda.** Staff noted that CZ #18-16 should be listed as Item #5a(4). A motion was made by Comm. Williams, and seconded by Comm. Gaede, to **approve** the July 12, 2018, meeting agenda as corrected. *The motion was approved unanimously.*
- Item 6. **Request(s) for Review, Comment, and Recommendation**
- a. **Consideration of Township Zoning Amendment(s).**
- (1) **CZ #18-13 – Proposed rezoning in Summit Township**
- Staff summarized its report regarding the proposed rezoning of the subject properties— Parcel ID# 470-13-12-304-083-00 (1217 E. South Street) and Parcel ID# 470-13-12-304-082-00, located in Section 12 (T3S-R1W) of the Township—from ‘Suburban Residential (RS-2)’ to ‘General Commercial (C-2)’. County Planning Commissioners were advised to recommend approval of the rezoning (please see the staff report). There was discussion among the Planning Commissioners regarding the request. Rochelle Zimmerman, a neighbor to the subject property, told Commissioners that she is not troubled by the Moose Lodge but is concerned about the effect of the proposed rezoning if the lodge does not relocate. Representatives of the Moose Lodge attending the meeting stated that they will occupy the property if it is rezoned.

A motion was made by Comm. Williams, and seconded by Comm. Jennings, to recommend **approval** of the proposed rezoning to 'C-2', concurring with the staff advisement (please see the staff report). *The motion was approved unanimously.*

(2) CZ #18-14 – Proposed rezoning in Grass Lake Township

Staff summarized its report regarding the proposed rezoning of the subject property—Parcel ID# 000-10-18-200-002-06, located in Section 18 (T2S-R2E) of the Township—from 'Agricultural (AG)' to 'Single-Family Residential (R-1)'. County Planning Commissioners were advised to recommend disapproval (please see the staff report). There was discussion among the Planning Commissioners regarding the request. Staff noted that the subject property could only be split into 2 residential lots of at least 2 acres in size under the current zoning, compared to 4 residential lots of at least 1 acre in size under the proposed rezoning. Comm. Hawley stated that the 'highest-and-best' use is not guaranteed by Michigan law. Based upon her knowledge of the area, she also noted that the soils may cause some septic issues. Although Comm. Williams agreed that consistency with the Township's master plan is important, he noted that the unique location of the subject property away from farmland (i.e., surrounded by a golf course and state land) may cause the Township to grant the rezoning.

A motion was made by Comm. Hawley, and seconded by Comm. Burns, to recommend **disapproval** of the proposed rezoning to 'R-1', concurring with the staff advisement (please see the staff report). *The motion was approved unanimously.*

(3) CZ #18-15 – Proposed rezoning in Spring Arbor Township

Staff summarized its report regarding the proposed rezoning of the subject property—Parcel ID# 000-12-10-351-001-06, located in Section 10 (T3S-R2W) of the Township—from 'Agricultural (AG)' to 'Suburban Residential (RS-1)'. County Planning Commissioners were advised to recommend approval (please see the staff report).^{*} There was discussion among the Planning Commissioners regarding the request. Based upon aerial photography provided in the staff report, Comm. Gaede stated his concern that wetlands may be present on the subject property. Staff noted that the wetlands displayed on the Township's Future Land Use map (i.e., the National Wetlands Inventory) are not located on the subject property. Comm. Williams stated this rezoning proposal is similar to the proposed rezoning in Grass Lake Township, but consistent with Spring Arbor's Future Land Use map.

A motion was made by Comm. Burns, and seconded by Comm. Williams, to recommend **approval** of the proposed rezoning to 'RS-1', concurring with the staff advisement (please see the staff report). *The motion was approved by majority vote, with Comm. Gaede voting no.*

(4) CZ #18-16 – Proposed rezoning in Spring Arbor Township

Staff summarized its report regarding the proposed rezoning of the subject property— Parcel ID# 000-12-10-101-001-03, located in Section 10 (T3S-R2W) of the

^{*} Given the similarity of the two rezoning proposals, and the proximity of the subject properties, the staff reports for CZ #18-15 and CZ #18-16 were summarized together during the meeting.

Township—from ‘Rural Non-Farm Residential (RNF-1)’ to ‘Suburban Residential (RS-1)’. County Planning Commissioners were advised to recommend approval (please see the staff report).[†] There was discussion among the Planning Commissioners regarding the request. Comm. Gaede voiced his concern about wetlands on the subject property. Staff noted that the wetlands displayed on the Township’s Future Land Use map are located on the subject property in the vicinity of a pond. Comm. Williams stated this rezoning proposal is similar to the proposed rezoning in Grass Lake Township, but consistent with Spring Arbor’s Future Land Use map.

A motion was made by Comm. Hilleary, and seconded by Comm. Jennings, to recommend **approval** of the proposed rezoning to ‘RS-1’, concurring with the staff advisement (please see the staff report). *The motion was approved by majority vote, with Comm. Gaede voting no.*

- b. **Consideration of Master Plan(s).** None.
- c. **Farmland & Open Space Preservation Program (PA 116) application(s).**

(1) **FA #18-03 –Henrietta Township**

Staff summarized its report regarding the application to enroll the subject property— Parcel ID# 000-04-02-376-001-01, located in Section 2 (T1S-R1E) of the Township—in the PA 116 program. Staff identified various errors/omissions regarding the application (please see the staff report). There was discussion among the Planning Commissioners regarding the request. Comm. Hawley stated that she would abstain from voting on the request (per Sec. 107 of the JCPC Bylaws).

A motion was made by Comm. Hilleary, and seconded by Comm. Jennings, to recommend **approval** of the application **with staff comments** (please see the staff report). *The motion was approved by majority vote, with Comm. Hawley abstaining.*

Item 7. **Other Business**

- a. **Unfinished Business.** None.
- b. **New Business.** None.

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

Item 8. **Commissioner Comment.** There were no commissioner comments.

Item 9. **Adjournment.** The meeting was adjourned by Chair Torres at 6:40 p.m.

Respectfully submitted by:
Grant Bauman, Recording Secretary

[†] Given the similarity of the two rezoning proposals, and the proximity of the subject properties, the staff reports for CZ #18-15 and CZ #18-16 were summarized together during the meeting.