



Jackson County Planning Commission

Staffed by the Region 2 Planning Commission (R2PC)

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MEETING MINUTES

August 9, 2018

Jackson County Tower Building • Jackson, Michigan

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

Members Absent: Amy Torres, Industry and Economics

Liaisons Present: Grant Bauman, Principal Planner

Others Present: John Kudner, Ted Beals, and Peggy Beals

Item 1. **Call to Order and Pledge of Allegiance.** The meeting was called to order at 6:00 p.m. by Secretary Morris. 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. Hawley, to **approve** the minutes of the July 12, 2018, meeting as written. *The motion was approved unanimously.*

Item 4. **Approval of the Agenda.** A motion was made by Comm. Videto, and seconded by Comm. Williams, to **approve** the August 9, 2018, meeting agenda as written. *The motion was approved unanimously.*

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

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

(1) **CZ #18-17 – Proposed zoning ordinance text amendments regarding ‘Medical Marihuana Facilities’ in Parma Township**

Staff summarized its report on the proposed zoning ordinance text amendment that would make ‘Provisioning Centers’ (i.e., the retail sale of medical marihuana) a ‘Conditional Use’ in the ‘Agricultural (AG-1)’ district. County Planning Commissioners were advised to recommend disapproval unless sales are limited to medical marihuana grown on the property containing the ‘Provisioning Center’ (please see the staff report). Staff also stated its concern that the public hearing was held before the Township Board rather than the Planning Commission. There was discussion among the Planning Commissioners regarding the request. Comm. Hawley said that if the State wanted to classify ‘Medical Marihuana Facilities’ as a type of agriculture they would have done so; that ‘Provisioning Centers’ are not an appropriate use in the ‘AG-1’ district; and that the reason for holding the public hearing before the

Planning Commission is to provide for more oversight. Comm. Gaede was also concerned about allowing retail sales in the 'AG-1' district. Commissioners recognized that the upcoming vote regarding the statewide recreational marihuana referendum will affect the issue.

A motion was made by Comm. Hawley, and seconded by Comm. Hilleary, to recommend **disapproval with staff comments** of the proposed text amendment (please see the staff report). *The motion was approved by majority vote with Comm. Gaede voting no.*

(2) **CZ #18-18 – Proposed zoning ordinance text amendments regarding 'Large Solar Energy Systems' in Parma Township**

Staff summarized its report on the proposed zoning ordinance text amendments that would give strong preference to siting 'Large Solar Energy Systems' on property located on 'Marginal Farmland' and a strong preference against siting them on property located on 'Prime Farmland'. County Planning Commissioners were advised to recommend approval with comments, noting that a map which identifies prime and marginal farmland would help the Township make consistent decisions over time (please see the staff report). Staff also stated its concern that the public hearing was held before the Township Board rather than the Planning Commission. There was discussion among the Planning Commissioners regarding the request.

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

(3) **CZ #18-19 – Proposed rezoning in Blackman Township**

Staff summarized its report regarding the proposed rezoning of the subject property—Parcel ID# 000-08-24-351-001-01, located in Section 24 (T2S-R1W) of the Township—from 'Agricultural (AG-1)' to 'Highway Service Commercial (C-3)'. County Planning Commissioners were advised to recommend disapproval due to environmental concerns (please see the staff report). There was discussion among the Planning Commissioners regarding the request. Mr. Kudner (the applicant) stated that the property will have access to Seymour Road once it is moved. He also said that the property could be used for parking or storm water management (freeing up space elsewhere for parking). Mr. Kudner also questioned what zoning had to do with environmental issues. Comm. Hawley noted that commercial zoning could add more impervious surface. Comm. Videto said that the rezoning meets most of the Township's rezoning criteria.

A motion was made by Comm. Jennings, and seconded by Comm. Williams, to recommend **approval** of the proposed rezoning to 'C-3'. *The motion was approved by majority vote, with Comm. Burns and Comm. Gaede voting no.*

(4) **CZ #18-20 – Proposed zoning ordinance text amendments requiring the submittal of certified and official surveys under certain circumstances in Waterloo Township**

Staff summarized its report on the proposed zoning ordinance text amendments specifying when a certified survey is required for Plot Plan and Site Plan Review and

when an official survey is required for Authorized Appeals before the Zoning Board of Appeals. County Planning Commissioners were advised to recommend approval with comments, noting the ambiguity between a certified survey and an official survey (please see the staff report). There was discussion among the Planning Commissioners regarding the request. Mr. Beals (Waterloo Township Planning Commission) stated that the proposed amendments address the issue that drawings do not always reflect reality. He also said that there are different types of certified surveys and that all are not needed.

A motion was made by Comm. Hilleary, and seconded by Comm. Jennings, to recommend **approval with staff comments** of the proposed text amendments (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.** None.

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

Item 8. **Commissioner Comment.** Comm. Williams asked staff about the Rives Township Master Plan and the proposed power plant. Staff replied that it will be meeting with the Township to go over changes to the document prompted by public comment. Comm. Videto noted that the Commission relies too much on the proposed use prompting a rezoning request rather than all of the uses the change in zoning would allow.

Item 9. **Adjournment.** The meeting was adjourned by Secretary Morris at 7:10 p.m.

Respectfully submitted by:
Grant Bauman, Recording Secretary