



Jackson County Planning Commission

Staffed by the Region 2 Planning Commission (R2PC)
120 W. Michigan Avenue • Jackson, MI 49201
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MEETING MINUTES

October 11, 2018

Jackson County Tower Building • Jackson, Michigan

Members Present: Roger Gaede, Environment; Nancy Hawley, At Large; Ted Hilleary, Education; Jennifer Morris, At Large; 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

Liaisons Present: Grant Bauman, Principal Planner

Others Present: None

- Item 1. **Call to Order and Pledge of Allegiance.** The meeting was called to order at 6:01 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. Morris, and seconded by Comm. Williams, to **approve** the minutes of the September 13, 2018, meeting as written. *The motion was approved unanimously.*
- Item 4. **Approval of the Agenda.** A motion was made by Comm. Morris, and seconded by Comm. Jennings, to **approve** the October 11, 2018, meeting agenda as written. *The motion was approved unanimously.*
- Item 5. **Request(s) for Review, Comment, and Recommendation**
- a. **Consideration of Township Zoning Amendment(s).**
- (1) **CZ #18-22 – Proposed zoning ordinance text amendments regarding ‘Slaughterhouses’ in Parma Township**

Staff summarized its report on the proposed zoning ordinance text amendments that would permit ‘slaughterhouses’ as a conditional use in the Industrial (I-1) district, specifying certain codified requirements and site plan review criteria. County Planning Commissioners were advised to recommend approval with comments (please see the staff report). There was discussion among the Planning Commissioners regarding the request. Comm. Morris suggested that the area required to be fenced needs to be defined more clearly (please see Sec. 8.21.C.10 of the proposed amendments). The Commission agreed that this concern should be added to the listing of staff comments. Comm. Gaede asked if 10 acres is big enough to accommodate all of the setbacks. Comm. Morris replied that the minimum acreage was adequate.

A motion was made by Comm. Videto, and seconded by Comm. Morris, to recommend **approval with staff and commissioner comments** of the proposed text amendments to the Parma Township Board (please see the staff report). *The motion was approved unanimously.*

(2) **CZ #18-23 – Proposed rezoning in Napoleon Township**

Staff summarized its report regarding the proposed rezoning of the subject property—known as 5474 Benton Road (Parcel ID# 000-14-28-251-002-00) and located in Section 28 (T3S-R1E) of the Township—from ‘Agricultural (AG)’ to ‘Single Family Residential (R-1)’. County Planning Commissioners were advised to recommend approval (please see the staff report).

A motion was made by Comm. Hawley, and seconded by Comm. Hilleary, to recommend **approval** of the proposed R-1 (Single Family Residential) to the Napoleon Township Board. *The motion was approved unanimously.*

(3) **CZ #18-24 – Proposed zoning ordinance text amendments regarding ‘Large Solar Energy Systems’ in Grass Lake Charter Township**

Staff summarized its report on the proposed zoning ordinance text amendments that would allow ‘small solar energy systems’ as a permitted use in all zoning districts and ‘medium solar energy systems and ‘large solar energy systems’ as special land uses in the Agricultural (AG) and Light Industrial (LI) districts if set requirements are met. County Planning Commissioners were advised to recommend approval with comments (please see the staff report). There was discussion among the Planning Commissioners regarding the request. Comm. Hawley noted that a written contract is required between a ‘Large Solar Energy System’ and the purchaser of the electricity in the Stockbridge area. Staff pointed out that this is required in the proposed amendment (please see Sec. 14-07.TT.B.17 of the proposed amendments). Comm. Morris suggested that razor/barbed wire should be excluded from the fencing requirements. Comm. Gaede asked about the escrow requirement for the review of an application. Staff noted that it is similar to a Spring Arbor Township requirement reviewed by the JCPC earlier in the year.

A motion was made by Comm. Videto, and seconded by Comm. Williams, to recommend **approval with staff and commissioner comments** of the proposed text amendments to the Grass Lake Charter Township Board (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 6. **Other Business**

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

Staff noted that the current terms for Comm. Burns (At Large) and Comm. Gaede (Environment) expire at the end of 2018. The Commissioners should submit applications to the County Administrator’s office if they wish to be reappointed.

- Item 7. **Public Comment.** There was no public comment.
- Item 8. **Commissioner Comment.** Comm. Videto asked about the receptiveness of Townships to JCPC recommendations. Staff responded that it depends on the individual community. Comm. Comm. Torres noted that she heard a positive response from Blackman Charter Township. Hawley announced that she heard via Facebook that a view shed ordinance around Clark Lake in Columbia Township was being considered.
- Item 9. **Adjournment.** The meeting was adjourned by Secretary Morris at 6:42 p.m.

Respectfully submitted by:
Grant Bauman, Recording Secretary