



# 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

November 1, 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; and Amy Torres, Industry and Economics

**Members Absent:** Jennifer Morris, At Large; Jim Videto, Agriculture; and Jonathan Williams, Jackson County Board of Commissioners

**Liaisons Present:** Grant Bauman, Principal Planner

**Others Present:** Dan Decker, Blackman Charter Township Planning Commission Chair

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. Burns, to **approve** the minutes of the October 11, 2018, meeting as written. *The motion was approved unanimously.*

Item 4. **Approval of the Agenda.** Staff prepared the draft 2019 meeting and submittal deadline schedules and asked that it be added under Item 6.b.

A motion was made by Comm. Hawley, and seconded by Comm. Hilleary, to **approve** the November 1, 2018, meeting agenda as amended. *The motion was approved unanimously.*

Item 5. **Request(s) for Review, Comment, and Recommendation**

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

(1) **CZ #18-25 – Proposed rezoning in Blackman Charter Township**

Staff summarized its report regarding the proposed rezoning of the subject properties—known as Parcel ID#s 000-08-19-401-001-00 and 000-08-19-276-001-00 and located in Section 19 (T2S-R1W) of the Township—from 'Agricultural (AG-1)' to 'Heavy Industrial (I-2)'. County Planning Commissioners were advised to recommend approval with comments (please see the staff report). Staff also noted that traffic congestion on County Farm Road is a concern. Commissioners were informed that staff produced the report upon which the township planning commission's recommendation for approval was based.

There was discussion among the Planning Commissioners regarding the request. Comm. Gaede noted that the zoning worksheet form submitted by the Township indicated that there are no known environmental constraints even though wetlands

and floodplains are present. He suggested that the response be changed from 'no' to 'yes'. Comm. Torres replied that a baseline environmental assessment of the properties indicates that there are not any constraints, but that the Township is aware of the presence of wetlands and floodplains. She also stated that deed restriction covenants may be used to address the buffering/landscaping of the site in addition to the zoning ordinance requirements. Comm. Hilleary voiced his concern regarding the traffic issues on County Farm Road and Springport Road. Comm. Torres replied that the Township is aware of the traffic issues. Comm. Hawley stated that the wetlands should be retained as they aid in drainage and water quality. She also noted that those areas need to be protected in southern Michigan.

A motion was made by Comm. Hilleary, and seconded by Comm. Jennings, to recommend **approval with staff and commissioner comments** of the proposed I-2 (Heavy Industrial) rezoning to the Blackman Charter Township Board. *The motion was approved unanimously.*

(2) **CZ #18-26 – Proposed zoning ordinance text amendments regarding 'Combined Residential and Office or Business Units' in Summit Township**

Staff summarized its report, explaining that 'combined residential and office or business units' are an existing conditional use in the Township's office and commercial districts, but that the residential use is limited to occupancy by the owner of the unit or business located in the unit. The proposed amendment would remove this restriction and clarify some other conditions. County Planning Commissioners were advised to recommend approval with comments (please see the staff report), noting concern over the condition limiting parking to passenger vehicles. Commissioners were informed that staff consulted with the Township's zoning administrator on the development of the amendment.

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

(3) **CZ #18-27 – Proposed zoning ordinance text amendments regarding 'Solar Energy Facilities' in Summit Township**

Staff summarized its report on the proposed zoning ordinance text amendments that would allow 'small solar energy facilities' as a permitted use in all zoning districts and utility grid, large solar energy facilities' as a conditional use in the Agricultural (AG-1), Light Industrial (I-1), and Heavy Industrial (I-2) districts. Codified conditions/requirements apply to both uses. County Planning Commissioners were advised to recommend approval (please see the staff report). Commissioners were informed that staff consulted with the Township's planning commission on the development of the amendment.

There was discussion among the Planning Commissioners regarding the request. Comm. Torres pointed out the typographic mistake in the title to Section 150.257(L)(2)(a)2. It should read: 'Maximum Height'. Comm. Gaede was concerned

that Section 150.257(L)(4)(a) requires that security fencing be located inside any required perimeter screening. He suggested that this should be left up to the owner, as trees are expensive.

A motion was made by Comm. Hawley, and seconded by Comm. Hilleary, to recommend **approval with commissioner comments** of the proposed text amendments to the Summit 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 submitted the draft schedule of JCPC meetings and submittal deadlines for 2019 to the Commission for its review and approval. Meetings remain on the second Thursday of each month, with the exception of November when the meeting is on the first Thursday. The deadlines for submittal remain on the Wednesday of the week prior to the meeting.

A motion was made by Comm. Burns, and seconded by Comm. Hilleary, to **approve** the 2019 meeting and submittal deadline schedules for approval as presented. *The motion was approved unanimously.*

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

Item 8. **Commissioner Comment.** There was no commissioner comment.

Item 9. **Adjournment.** The meeting was adjourned by Chair Torres at 6:36 p.m.

Respectfully submitted by:  
Grant Bauman, Recording Secretary