



# Jackson County Planning Commission

Staffed by the Region 2 Planning Commission (R2PC)  
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## MEETING MINUTES

December 13, 2018

Jackson County Tower Building • Jackson, Michigan

**Members Present:** Roger Gaede, Environment; Nancy Hawley, At Large; Ted Hilleary, Education; 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:** Douglas Jennings

- 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. Hawley, to **approve** the minutes of the November 1, 2018, meeting as presented. *The motion was approved unanimously.*
- Item 4. **Approval of the Agenda.** A motion was made by Comm. Hilleary, and seconded by Comm. Hawley, to **approve** the December 13, 2018, meeting agenda as presented. *The motion was approved unanimously.*
- Item 5. **Request(s) for Review, Comment, and Recommendation**
- a. **Consideration of Township Zoning Amendment(s).**
- (1) **CZ #18-28 – Proposed rezoning in Leoni Township**

Staff summarized its report regarding the proposed rezoning of the subject property—known as 8593 Page Avenue, Parcel ID# 000-14-12-200-001-01, and located in Section 12 (T3S-R1E) of the Township—from 'Agricultural (AG)' to 'Heavy Industrial (M)'. County Planning Commissioners were advised to recommend disapproval (please see the staff report). Staff also summarized a conversation with the Township Supervisor who pointed out that adequate electrical service is available for industrial, that the waste water treatment plant is located nearby, and that Page Avenue can be improved.

There was discussion among the Planning Commissioners regarding the request. Comm. Jennings voiced his concern that the proposed rezoning is simply a way to circumvent the current moratorium on medical marijuana facilities in the 'AG' district. Comm. Hawley was concerned that the Township has been too accommodating for a particular industry. She suggested that the Township look at an overlay area in the master plan to cluster medical marijuana uses together.

A motion was made by Comm. Jennings, and seconded by Comm. Videto, to recommend **disapproval** of the proposed 'M (Heavy Industrial)' rezoning to the Leoni Township Board. *The motion was approved unanimously.*

(2) **CZ #18-29 – Proposed zoning ordinance text amendments in Parma Township**

Staff summarized its report, explaining that Parma Township wants to establish a 'Commercial Medical Marihuana (CMM) Overlay District' which is limited to properties located in the 'General Commercial (C-1)' and 'Highway Service [Commercial] (C-2)' districts. The effect of a 'CMM' rezoning would be to allow a 'Provisioning Center' as a conditional use. 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. Gaede questioned the use of overlay districts as opposed to standard districts. He also mentioned his ethical conflict as a licensed engineer in the State of Michigan regarding the issue of medical marihuana.

A motion was made by Comm. Videto, and seconded by Comm. Jennings, to recommend **approval with comments** of the proposed text amendments to the Parma Township Board (please see the staff report). *The motion was approved by majority vote with Comm. Gaede voting no.*

(3) **CZ #18-30 – Proposed rezoning in Parma Township**

Staff summarized its report regarding the proposed rezoning of a portion of the subject property—known as 2199 N. Concord Road, Parcel ID# 000-06-27-451-001-01, and located in Section 27 (T2S-R3W) of the Township—to the 'Commercial Medical Marihuana (CMM) Overlay District', retaining the underlying 'General Commercial (C-1)' zoning'. County Planning Commissioners were advised to recommend approval with comments (please see the staff report).

A motion was made by Comm. Williams, and seconded by Comm. Hilleary, to recommend **approval with comments** of the proposed 'CMM (Commercial Medical Marihuana) rezoning to the Parma Township Board. *The motion was approved by majority vote with Comm. Gaede voting no.*

(4) **CZ #18-31 – Proposed zoning ordinance text amendments in Parma Township**

Staff summarized its report on the proposed zoning ordinance text amendments modifying the regulation of 'large gatherings' in Parma Township. 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. Gaede stated that the regulations should also cover the effect of weather on a special event and how to address those situations when they occur. Comm. Videto was concerned about the effect of the regulations on graduation parties and similar events.

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

b. **Consideration of Master Plan(s).**

(1) **MP18-02 – Henrietta Township Master Plan**

Staff summarized its report on the proposed *Henrietta Township Master Plan* (please see the staff report). 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.

A motion was made by Comm. Hilleary, and seconded by Comm. Gaede, to concur with the staff advisement (please see the staff report). *The motion was approved unanimously.*

c. **Farmland & Open Space Preservation Program (PA 116) application(s).**

(1) **FA #18-05 –Columbia Township**

Staff summarized its report regarding the application to enroll the subject properties—known as Parcel ID#s 000-19-14-200-001-02 and 000-19-14-200-001-03, and located in Section 12 (T4S,R1E) of the Township—in the PA 116 program. Staff identified some errors/omissions regarding the application (please see the staff report).

A motion was made by Comm. Videto, and seconded by Comm. Williams, to recommend approval of the application with comments (please see the staff report). *The motion was approved unanimously.*

Item 6. **Other Business**

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

Staff announced that the County Administrator directed the County Planning Commission to begin to work on the *Jackson County Master Plan*. The approach suggested by staff was to begin gathering background information for the planning effort. Staff then passed out a packet of demographic information regarding the county. Comm. Gaede requested a timetable/schedule for the completion on the document.

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

Item 8. **Commissioner Comment.** Comm. Jennings thanked Comm. Williams for his service on the JCPC. Comm. Williams thanked the Commission for all of its good work and professionalism.

Item 9. **Adjournment.** The meeting was adjourned by Chair Torres at 7:00 p.m.

Respectfully submitted by:  
Grant Bauman, Recording Secretary