



Jackson County Planning Commission

Staffed by the Region 2 Planning Commission (R2PC)

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MEETING MINUTES

February 14, 2019

Jackson County Tower Building • Jackson, Michigan

Members Present: Roger Gaede, Environment; Amy Guerriero, Industry and Economics; Nancy Hawley, At Large; Ted Hilleary, Education; Russ Jennings, At Large; and Corey Kennedy, Jackson County Board of Commissioners

Members Absent: Timothy Burns, At Large; Jennifer Morris, At Large; and Jim Videto, Agriculture

Liaisons Present: Grant Bauman, Principal Planner

Others Present: Ashley Carroll, Michael Maillard, Cindy Norris, and Terry Withers

Item 1. **Call to Order and Pledge of Allegiance.** The meeting was called to order at 6:03 p.m. by Chair Guerriero. 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 January 10, 2019, meeting as presented. *The motion was approved unanimously.*

Item 4. **Approval of the Agenda.** Staff requested that the *2018 JCPC Annual Report* be added under new business as agenda item #6.b.(1). A motion was made by Comm. Kennedy, and seconded by Comm. Hilleary, to **approve** the February 14, 2019, 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).** None.

(1) **CZ #19-01 – Blackman Township**

Staff summarized its report on the proposed amendments to the Blackman Charter Township Zoning Ordinance regarding 'Solar Energy Systems'. The proposed regulations would allow 'Accessory Solar Energy Systems' as a permitted use in all zoning districts (with certain requirements) and allow 'Community Solar Energy Systems' and 'Solar Farms' as conditional uses in the Township's agricultural, commercial, and industrial districts (with certain requirements). County Planning Commissioners were advised to recommend disapproval of the proposed amendments as currently written because they are not sufficiently detailed (please see the staff report).

Commissioners made the following comments. Comm. Guerriero and Comm. Kennedy asked for various clarifications on the report and the advisement. Comm. Hilleary agreed with the staff assessment that the regulations were not sufficiently detailed.

A motion was made by Comm. Gaede, and seconded by Comm. Jennings, to disapprove the text amendments with comments, as advised by staff, to the Blackman Charter Township Board (please see the staff report). *The motion was approved unanimously.*

(2) CZ #19-02 – Leoni Township

Staff summarized its report regarding the proposed rezoning of the subject property—known as Parcel ID# 000-09-23-126-001-00 and located in Section 23 (T2S-R1E) of the Township—from ‘Suburban Residential (RS)’ to ‘Agricultural (AG-1)’, noting that it does not conform to the Leoni Township Master Plan and that the proposed ‘event venue/weddings’ is not a permitted use in the AG-1 district (please see the staff report). Staff also provided correspondence received after the agenda packet was published as well as some supplemental information (attached to the minutes). For example, staff learned of House Bill No. 5947 (2018) that would preempt local zoning regulations and allow the use of a barn or other facilities located on agriculturally zoned land as a commercial venue for weddings or similar events (the bill has not passed out of the Committee on Agriculture). County Planning Commissioners were advised to recommend disapproval of the rezoning with comments. (please see the staff report).

Several members of the public commented on the proposed rezoning. Ashley Carroll, the applicant, spoke in favor of the rezoning. She noted the presence of similar event venues elsewhere in the Leoni Township and Jackson County and cited the benefits of the proposed facility to the community. Ms. Carroll also stated that the request is to rezone the property—the approval of the proposed use will come later—and pointed out the location of AG-1 zoning on three sides of the property. Michael Maillard, a nearby resident, spoke in opposition to the rezoning. His comments are recorded in a memo he presented to the Commission (attached).

A motion was made by Comm. Gaede, and seconded by Comm. Hilleary, to receive the memo presented by Mr. Maillard. *The motion was approved unanimously.*

Terry Withers, a nearby resident, also spoke in opposition to the rezoning. He was concerned that the property could be used for mining and the effect of the proposed use on property values. Mr. Withers noted that he just moved to the area from Howell, likes the neighborhood as is, and thanked Mr. Maillard for his work.

Commissioners made the following comments. Comm. Jennings hopes that the Leoni Township Board will look at all of the information provided by staff. Comm. Hilleary wondered under what circumstances the venue would be allowed and Comm. Jennings wondered about the other venues cited by the applicants. Comm. Gaede asked for clarification regarding open space. Comm. Hawley noted that in other areas such uses are seasonal in nature and secondary to an agricultural use. She feels that the use should be added to the zoning regulations before rezoning. Comm. Jennings noted that the proposed ‘event venue/weddings’ is not allowed in the AG-1 district and Comm. Gaede concurred. Comm. Kennedy advised that the Leoni Township Board look at the zoning ordinance; the use is not allowed.

A motion was made by Comm. Jennings, and seconded by Comm. Hawley, to recommend disapproval with staff comments of the proposed AG-1 (Agricultural) rezoning to the Leoni Township Board. *The motion was approved unanimously.*

b. Consideration of Master Plan(s).**(1) MP19-02 – Liberty Township**

Staff summarized its report on the proposed *Liberty 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 Jackson County municipalities and (2) the Jackson Community Comprehensive Plan.

Commissioners made the following comments. Gaede asked about several small areas of commercial development recommended on the future land use map. Staff explained that they simply recognize existing development.

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

(2) **MP19-03 – Napoleon Township**

Staff summarized its report on the proposed *Napoleon 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 Jackson County municipalities and (2) the Jackson Community Comprehensive Plan.

Commissioners made the following comments. Comm. Jennings stated that he likes what he sees.

A motion was made by Comm. Hawley, and seconded by Comm. Hilleary, 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).** None.

Item 6. **Other Business.**

a. **Unfinished Business.**

- (1) **Jackson County Master Plan.** Staff provided Commissioners with copies of the master plan maps created to date and briefly discussed them. Comm. Guerriero requested that the maps be dated given that conditions may change over time. Comm. Guerriero also requested that the 'Base Map' or the 'Municipalities and Places' map be included in future staff reports regarding municipal master plans for reference.

b. **New Business.**

(1) **2018 JCPC Annual Report.**

Staff presented the 2018 Annual Report for the Jackson County Planning Commission which summarized the accomplishments of the Commission last year. Comm. Guerriero pointed out that her name was misspelled and asked that it be corrected.

A motion was made by Comm. Gaede, and seconded by Comm. Guerriero, to approve the annual report, as corrected. *The motion was approved unanimously.*

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

Item 8. **Commissioner Comment.** Comm. Guerriero welcomed Comm. Kennedy to the Jackson County Planning Commission. Comm. Jennings stated that Comm. Kennedy will be an asset to the JCPC.

Item 9. **Adjournment.** The meeting was adjourned by Chair Guerriero at 7:46 p.m.

Respectfully submitted by:
Grant Bauman, Recording Secretary