



Jackson County Planning Commission

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

April 11, 2019

Jackson County Tower Building • Jackson, Michigan

- Members Present:** Roger Gaede, Environment; Amy Guerriero, Industry and Economics; Nancy Hawley, At Large; Ted Hilleary, Education; Corey Kennedy, Jackson County Board of Commissioners; Jennifer Morris, At Large; and Jim Videto, Agriculture
- Members Absent:** Timothy Burns, At Large; and Russ Jennings, At Large
- Liaisons Present:** Grant Bauman, Principal Planner
- Others Present:** Kevin Thompson and Dan Decker

- Item 1. **Call to Order and Pledge of Allegiance.** The meeting was called to order at 6:00 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. Videto, and seconded by Comm. Hawley, to **approve** the minutes of the March 14, 2019, meeting as presented. *The motion was approved unanimously.*
- Item 4. **Approval of the Agenda.** A motion was made by Comm. Kennedy, and seconded by Comm. Morris, to **approve** the April 11, 2019, meeting agenda as presented. *The motion was approved unanimously.*
- Item 5. **Request(s) for Review, Comment, and Recommendation.**
- Consideration of Township Zoning Amendment(s).**
 - Consideration of Township Zoning Amendment(s).** None.
- (1) **CZ #19-04 – Blackman Township**

Staff summarized his report regarding the proposed partial rezoning of the subject property—known as Parcel ID# 000-08-20-152-002-01 and located in Section 20 (T2S-R1W) of the Township—from ‘Suburban Residential (RS-1)’ to ‘Agricultural (AG-1)’, noting that it does not conform to the *Blackman Township Master Plan* recently approved by the Township’s planning commission (please see the staff report). Staff also provided a letter from the owner of the subject property consenting to the rezoning. County Planning Commissioners were advised to recommend disapproval of the rezoning request.

Kevin Thompson, attorney for the applicant, Landmark Property Group, LLC, spoke in favor of the rezoning, noting that the master plan is a broad stroke that does not take into account individual properties. He stated that the portion of the property proposed for rezoning is currently farmed, that the majority of the property is already zoned ‘AG-1’, and it makes no sense to have two zoning districts cover the

same property. He also mentioned that the purchase of the property is contingent upon the rezoning of the property. Comm. Kennedy asked about the proposed use. Mr. Thompson replied that it will allow the consolidation of a business that currently takes place at a couple of locations and that it will not be mined. Comm. Gaede clarified that sanitary sewer service is available, according to the staff report. Comm. Morris asked why the northern portion of the property, already zoned 'AG-1', couldn't be utilized. Mr. Thompson replied that it is too wet.

Dan Decker, Blackman Township Planning Commission Chair, also spoke in favor of the rezoning. He stated that although deference is given to the master plan, he was under the impression that the planning commission is not handcuffed by it. He noted that the property has been farmed, that the rezoning is consistent with the proposed use, and that there is no conflict with the 'office/research' use recommended by the master plan. Comm. Morris wondered why the master plan shows 'office/research' if it is too wet to be developed. Comm. Guerriero noted that the original 'office/research' designation was likely a result of the 2008 Smart Zone established in Blackman Township. Comm. Videto stated that it makes total sense to rezone, but that he understood the staff position. Comm. Hilleary stated that he does not view the rezoning as being disadvantageous to neighboring properties. Comm. Morris wondered what other future land use designation could be applied to the property and if a conditional rezoning was considered.

A motion was made by Comm. Kennedy, and seconded by Comm. Hawley, to recommend approval of the proposed 'AG-1 (Agricultural)' rezoning request to the Blackman Township Board. *The motion was approved by majority vote with Comm. Morris voting no.*

(2) CZ #19-03 – Tompkins Township

Staff summarized its report on the proposed amendments to the *Tompkins Township Zoning Ordinance* regarding 'Solar Energy Systems'. County Planning Commissioners were advised to recommend approval with comments of the proposed amendments (please see the staff report).

A motion was made by Comm. Gaede, and seconded by Comm. Hilleary, to recommend approval with staff comments of the text amendments to the Tompkins 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.**

- (1) **Municipal Master Plans.** Staff announced receipt of notices of master plan adoption in Napoleon and Rives Townships.
- (1) **Jackson County Master Plan.** Staff summarized his staff report which outlines the progress made on the master plan since the last JCPC meeting (please see the staff report). A write-up of the historical context of Jackson County was also distributed.

Comm. Hawley requested that Stockbridge Community Schools be labeled on the 'Public District and Schools' map. Comm. Gaede noted that the 'Watersheds' map illustrates why Jackson County was referred to in history as the land of falling waters.

b. **New Business.**

- Item 7. **Public Comment.** There was no public comment.
- Item 8. **Commissioner Comment.** There was no public comment.
- Item 9. **Adjournment.** The meeting was adjourned by Chair Guerriero at 7:10 p.m.

Respectfully submitted by:
Grant Bauman, Recording Secretary