



# 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

May 9, 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; Jennifer Morris, At Large; and Jim Videto, Agriculture
- Members Absent:** Timothy Burns, At Large, and Corey Kennedy, Jackson County Board of Commissioners
- Liaisons Present:** Grant Bauman, Principal Planner
- Others Present:** Mathew Baker; Peggy Beals; Ted Beals, Waterloo Township Planning Commission; Stephen Galgan, Joffe Law, PLLC; and William Sutherland, Norvell Township Planning Commission

- 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. Morris, to **approve** the minutes of the April 11, 2019, meeting as presented. *The motion was approved unanimously.*
- Item 4. **Approval of the Agenda.** A motion was made by Comm. Morris, and seconded by Comm. Hawley, to **approve** the May 9, 2019, 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 #19-05 – Parma Township**

Staff summarized his report on the proposed amendments to the *Parma Township Zoning Ordinance* regarding ‘Recreational Marihuana Establishments’. County Planning Commissioners were advised to recommend **approval with comments** of the proposed amendments (please see the staff report).

Comm. Morris suggested that the Township should hold off on the licensing role until the State has established its emergency rules in June.

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

**(2) CZ #19-06 – Waterloo Township**

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

Ted Beals, Waterloo Township Planning Commission, spoke in favor of the proposed amendments. He explained that there has been interest in the Stockbridge Area regarding solar and wind energy and that the Township does not currently address those uses in its Zoning Ordinance. The Township Planning Commission looked at a variety of ordinances to come up with its version, input was solicited from the farm community, and the Commission sees the uses as an economic advantage to farmers. Mr. Beals also stated that the Planning Commission would make the corrections suggested by JCPC staff prior to submitting the proposed amendments to the Waterloo Township Board. However, he does not feel that wind energy is being excluded, as referenced to in the staff report, only its commercial aspect. Comm. Gaede stated that he was encouraged by the receptiveness of Mr. Beals to the suggestions of JCPC staff.

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

**(3) CZ #19-07 – Leoni Township**

Staff summarized his report regarding the proposed rezoning of the subject property—known as Parcel ID# 000-14-12-226-001-03 and located in Section 12 (T3S-R1E) of the Township—from Agricultural (AG-1) to ‘Heavy Industrial (M)’, noting that the JCPC has recommended disapproval of the rezoning of other adjacent and nearby parcels to ‘M’ (please see the staff report). County Planning Commissioners were advised to recommend **disapproval** of the rezoning request.

Stephen Galgan, attorney for the applicant, spoke in favor of the rezoning, noting that recent and pending rezonings negate the recommendation of the Master Plan which is more than 5 years old. He concluded by stating that the proposed rezoning will allow for the highest and best use of the property and that sewer service is available. Mathew Baker, the applicant, spoke in favor of the rezoning, stating that the Township-owned property directly to the south is zoned ‘M’ and that not all ‘M’ zoned parcels are served by public water. He just wants to secure for his property what the Township has already done for its property in the area. In response to the staff report indicating the public hearing for the rezoning was inaccurately noticed for date and type of meeting, Mr. Baker stated that the people in attendance at the Leoni Township Zoning Board of Appeals were told that the hearing would be held before the Planning Commission in 2 days. Comm. Gaede stated his concern regarding the effect of the rezoning on the adjacent residentially zoned land in Grass Lake Township.

A motion was made by Comm. Gaede, and seconded by Comm. Hawley, to recommend **disapproval with comments** of the rezoning to the Leoni Township Board (please see the staff report and these minutes). *The motion was approved unanimously.*

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

(1) **CZ #19-04 – Waterloo Township**

Staff summarized its report on the proposed amendments to the *Waterloo 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 amendments regarding wind and solar energy systems are consistent with the *Jackson Community Master Plan*, and that the procedures for amending a municipal master plan stated in the *Michigan Planning Enabling Act* must be followed.

Ted Beals, Waterloo Township Planning Commission, spoke in favor of the proposed amendments. He stated that the Township sees wind and solar energy systems as a way of supporting farming rather than as innovative planning and zoning. Mr. Beals also stated that the amendment process mandated in the *Michigan Planning Enabling Act* is being followed, with the exception of the initial notice of intent.

A motion was made by Comm. Hawley, and seconded by Comm. Hilleary, to state that the proposed amendments to the *Waterloo Township Master Plan* are consistent with the *Jackson Community Master Plan* and to relay the staff comments regarding noticing. *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 summarized the first full draft of Chapter 2 (Community Description and Issue Identification) of the *Jackson County Master Plan* and associated mapping (including the water trails paragraph handed out at the meeting). Staff requested that Commissioners provide him with comments. The draft will also be sent to pertinent officials for their review and comment. He also stated that he would like to have a discussion about the creation of the entire document at the next meeting. For example, given that Jackson County has no direct zoning authority and that municipalities develop their own future land use maps, is there a need to create a countywide future land use map? He also suggested soliciting comments from municipal officials regarding their needs and concerns.

b. **New Business.** None.

Item 7. **Public Comment.** Ted Beals stated his concern regarding the creation of a countywide future land use map and that he liked the idea of dispensing with that resource.

Item 8. **Commissioner Comment.** Comm. Gaede voiced his concern regarding reliable elevator access for the JCPC meeting. Comm. Hawley announced Jackson County's Museum Day scheduled for May 11<sup>th</sup>. Comm. Morris announced Downtown Jackson's Artwalk event scheduled for the evening of May 10<sup>th</sup>. Comm. Gaede announced the plant sale at Hidden

Lake Gardens scheduled for May 11<sup>th</sup>.

Item 9. **Adjournment.** The meeting was adjourned by Chair Guerriero at 7:30 p.m.

Respectfully submitted by:  
Grant Bauman, Recording Secretary