



# Jackson County Planning Commission

Staffed by the Region 2 Planning Commission (R2PC)

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## MEETING MINUTES

August 8, 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; Corey Kennedy, Jackson County Board of Commissioners; and Jennifer Morris, At Large
- Members Absent:** Timothy Burns, At Large, and Jim Videto, Agriculture
- Liaisons Present:** Grant Bauman, Principal Planner
- Others Present:** Israel Gray

- 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. Hawley, and seconded by Comm. Morris, to **approve** the minutes of the June 13, 2019, meeting as presented. *The motion was approved unanimously.*
- Item 4. **Approval of the Agenda.** A motion was made by Comm. Gaede, and seconded by Comm. Hilleary, to **approve** the August 8, 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 #19-17 – Napoleon Township**

Staff summarized his report on the proposed text amendment to Article 4 (General Provisions) of the *Napoleon Township Zoning Ordinance* that would modify the regulations contained in Sec. 4.13 (Maintenance of Animals) by reducing the minimum lot size for the keeping of chickens in a residential district from 1 acre to ½ acre. County Planning Commissioners were advised to recommend **approval with comments** of the text amendment (please see the staff report). Comm. Gaede was concerned that the existing 100-foot setback requirement for covered/fenced enclosures from any residential structure on an adjacent property would make it difficult to keep chickens on a ½-acre property.

A motion was made by Comm. Hawley, and seconded by Comm. Morris, to concur with the staff advisement to recommend **approval with comments** (provided by staff and commissioners) of the text amendment to the Napoleon Township Board, with the comments (please see the staff report and these minutes). *The motion was approved unanimously.*

**(2) CZ #19-18 – 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) to ‘Heavy Industrial (M)’, noting that the Commission already recommended **disapproval with comments** of the request during its May 9, 2019 meeting. The original JCPC report ascertained that the public hearing before the Township Planning Commission was improperly noticed. A new public hearing was noticed (including property owners and residents within 300-feet of the subject property) and held by the Township and the ‘M’ rezoning request was forwarded to the JCPC. Given that there were no material changes regarding the request, County Planning Commissioners were advised to recommend **disapproval** of the rezoning (please see the staff report).

A motion was made by Comm. Morris, and seconded by Comm. Jennings, to concur with the staff advisement to recommend **disapproval** of the M rezoning to the Leoni Township Board (please see the staff report). *The motion was approved unanimously.*

**(3) CZ #19-19 – Grass Lake Township**

Staff summarized his report on the proposed addition of Chapter 13 (Light Industrial/Highway Commercial District (LI/HC)) to the *Grass Lake Charter Township Zoning Ordinance*, which provides standards for the district that already exists on the Township’s zoning map. County Planning Commissioners were advised to recommend **approval with comments** of the text amendment (please see the staff report).

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

**(4) CZ #19-20 – Leoni Township**

Staff summarized his report regarding the proposed rezoning of the subject properties—known as Parcel ID# 000-09-29-451-005-04 and Parcel ID# 000-09-29-376-005-00 and located in Section 29 (T2S-R1E) of the Township—from a mix of ‘General Business (B-4)’ and Agricultural (AG) to ‘Light Industrial (ML)’. County Planning Commissioners were advised to recommend **disapproval** of the rezoning request (please see the staff report). Comm. Hawley noticed that there is a new building on the site. Comm. Kennedy stated that it is his understanding that the purpose of the request is to allow for more medical marijuana uses as well as the stated industrial setbacks.

A motion was made by Comm. Kennedy, and seconded by Comm. Morris, to concur with the staff advisement to recommend **disapproval** of the ML 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).** None.
- c. **Farmland & Open Space Preservation Program (PA 116) application(s).** None.

Item 6. **Other Business.**

a. **Unfinished Business.**

- (1) **Jackson County Master Plan.** Staff referred to the updates to Chapter 2 (Community Description and Issue Identification) and Appendix C (Mapping) provided in the agenda packet, noting that he expects requested revisions from the County Drain Commissioner. Comm. Guerriero also had a couple of suggested changes. Staff suggested that the next step should be some type of public outreach effort and that the JCPC's public (in his opinion) is comprised of the local units of government within Jackson County. He further suggested that a survey and the Jackson County Township Supervisors Association would be the best approaches for gathering those opinions. Comm. Gaede requested that the survey be sent to municipal planning commissions and municipal boards/councils as well as chief elected/appointed officials. Comm. Hawley asked that the Jackson County Farm Bureau and the chambers of commerce operating in the county be included in the survey. Staff stated his intention to provide an outline of the survey to Commissioners within the next couple of months, time permitting.

b. **New Business.** None.

Item 7. **Public Comment.** None.

Item 8. **Commissioner Comment.** Comm. Hawley announced the annual Henrietta Township Fire Department Chicken Barbeque will be held on August 24, 2019. Comm. Jennings noted the difficulty of downloading the agenda packet on his mobile device. Staff will split up large packets into multiple files in the future.

Item 9. **Adjournment.** The meeting was adjourned by Chair Guerriero at 6:45 p.m.

Respectfully submitted by:  
Grant Bauman, Recording Secretary