



# Jackson County Planning Commission

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

November 7, 2019

5<sup>th</sup> Floor Commission Chambers • Jackson County Tower Building • Jackson, Michigan

- Members Present:** Timothy Burns, At Large; 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:** Russ Jennings, At Large
- Liaisons Present:** Grant Bauman, Principal Planner
- Others Present:** None.

- Item 1. **Call to Order and Pledge of Allegiance.** The meeting was called to order at 6:02 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. Hilleary, to **approve** the October 10, 2019, meeting minutes 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 November 7, 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 #19-27 through -33 – Leoni Township**
- Staff summarized his report on the proposed text amendments to Chapter 42 (*Zoning*) of the *Leoni Township Code of Ordinances* which would add “[m]arihuana uses as otherwise permitted by state law and the Township’s ordinances” as a permitted use in the Township’s ‘General Business (B-4)’, ‘Highway Business (B-5)’, ‘Light Industrial (ML)’, and ‘Heavy Industrial (M)’ districts and significantly increase the areas of ‘maximum lot coverage’ in the ‘Agricultural (AG)’, ‘ML’, and ‘M’ districts.

County Planning Commissioners were advised to recommend **approval with comments** of the text amendments, noting concerns regarding the potential effects the proposed changes in maximum lot coverage will have on farming and storm water runoff (please see the staff report).

Comm. Morris voiced her concern that the 40% limit regarding crop production in the 'AG' district is not legal. Comm. Hawley stated her concern about storm water runoff and Comm. Guerriero asked if there is a requirement to contact the County Drain Commissioner as part of the Township's site plan review process. Comm. Kennedy explained that although there is a moratorium on new marijuana facilities in the 'AG' district the proposed increases in lot coverage will allow existing marijuana businesses to grow larger. Commissioners decided to consider the two parts of the request separately. Comm. Videto stated his concern with the entire package and that he will not support it.

A motion was made by Comm. Morris, and seconded by Comm. Burns, to concur with the staff advisement to recommend **approval with comments** of the text amendments adding 'marihuana uses' as a permitted use in the 'B-4', 'B-5', 'ML', and 'M' districts and the increases in 'maximum lot coverage' in the 'ML' and 'M' districts to the Leoni Township Board. *The motion was approved by majority vote with Comm. Gaede (citing the negative health effects of marihuana use), Comm. Hilleary, and Comm. Videto voting no.*

A motion was made by Comm. Morris, and seconded by Comm. Kennedy, to recommend **disapproval** of the text amendments increasing the area of 'maximum lot coverage' in the 'AG' district to the Leoni Township Board. *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 was asked to determine what is expected of Commissioners regarding the master planning process during the October 10, 2019, meeting. Staff provided a memo with 3 sets of guidance he would like the Commission to provide during its December 12<sup>th</sup> meeting:

- Should the issues addressed in the current *Jackson Community Comprehensive Plan* be continued in the new *Jackson County Master Plan*? Should there be other issues included in the policy section of the Plan?
- Is the Planning Commission's 'public' local units of government or the general public? If the answer is 'local units of government' is the use of the Jackson County Township Supervisor's Association as the venue for public involvement sufficient or is some other device required?

- Is it appropriate to develop a future land use map limited to identifying areas of the county where ‘High-Intensity Development’ (i.e., residences of  $\leq 2$  acres and commercial and industrial development in the urban core), and perhaps ‘Low-Intensity Development’ (i.e., residences of  $> 2$  acres and limited commercial and industrial development outside of the urban core), is encouraged (utilizing existing land use as the starting point)?

b. **New Business.**

(1) **Proposed 2020 Meeting & Submittal Deadline Schedules**

Staff summarized the meeting and deadline schedules proposed for 2020. He noted that meetings continue to be scheduled for the second Thursday of each month and submittal deadlines for the Wednesday of the week prior to a meeting. The exception is the November 5<sup>th</sup> meeting, scheduled a week early in order to accommodate the R2PC Annual Dinner.

A motion was made by Comm. Videto, and seconded by Comm. Hilleary, to concur with the staff advisement to **approve** the 2020 Meeting & Submittal Deadline Schedules as presented. *The motion was approved unanimously.*

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

Item 8. **Commissioner Comment.** Comm. Kennedy announced his grocery giveaway event scheduled for November 24<sup>th</sup> between 2 and 4 pm at the Michigan Center Fraternal Order of Eagle’s clubhouse.

Item 9. **Adjournment.** The meeting was adjourned by Chair Guerriero at 6:48 p.m.

Respectfully submitted by:  
Grant Bauman, Recording Secretary