



Jackson County Planning Commission

Staffed by the Region 2 Planning Commission (R2PC)

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MEETING MINUTES

January 9, 2020

5th Floor Commission Chambers • Jackson County Tower Building • Jackson, Michigan

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

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

Liaisons Present: Mr. Grant Bauman, Principal Planner

Others Present: Mr. David Darkowski (Norfolk Homes), Ms. Deborah Fraga, Mr. James Fraga, Mr. Ben Latocki, Mr. Chuck Moyer, Ms. Diane Moyer, Mr. David Spring, Ms. Tracy Spring, Mr. David Trosin, Ms. Jane Trosin, Mr. Jeff Yost, and Mr. Tim Yost.

- Item 1. **Call to Order and Pledge of Allegiance.** The meeting was called to order at 6:10 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. Gaede, to **approve** the December 12, 2019, meeting minutes as presented. *The motion was approved unanimously.*
- Item 4. **Approval of the Agenda.** A motion was made by Comm. Hilleary, and seconded by Comm. Kennedy, to **approve** the January 9, 2020, 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 | #20-01a & -01b | Summit Township**

Staff summarized his report regarding the proposed rezoning of the subject property—known as Parcel ID #000-13-16-427-006-22 and located in Section 16 (T3S-R1W) of the Township—from ‘suburban residential 2 (RS-2)’ to a combination of ‘planned residential (PR-1)’ and ‘local commercial (C-1)’. Staff advised County Planning Commissioners to recommend **approval** of the rezoning to ‘local commercial (C-1)’ and **approval with comments** of the rezoning to ‘planned residential (PR-1)’ noting his concerns regarding flooding and road connectivity (please see the staff report). Chair Guerriero provided the opportunity for the following public and commissioner comment:

- Mr. Darkowski, representing the applicant, spoke in favor of the request. He noted that the property is located in a drainage district, that Norfolk Homes does not want to add to the flooding problem, and that it will work with the County Drain Commissioner and the Township to address this concern.
- Mr. Spring expressed his appreciation for the work of the County Drain Commissioner and JCPC staff regarding the drainage issue. He noted that the east side of the proposed site condominium development (where he lives) has the same flooding issues as the west side documented in the staff report. He stated that these concerns need to be addressed. Comm. Guerriero asked Mr. Spring if he had contacted the County Drain Commissioner. He said no, but Ms. Fraga stated that she had because her swimming pool was flooded out twice. She went on to note that drains are already located on her property and flooding still occurs. Mr. Fraga requested a buffer zone between the new development and existing homes.
- Mr. Tim Yost expressed his support for the development, acknowledged the responsiveness of Norfolk Homes and the County Drain Commissioner, and stated that on-site detention needs to be addressed. He had already pumped 30,000 gallons of water out of his basement since January 1st. This occurs naturally and he was concerned that the proposed development will exacerbate the situation. Mr. Latocki also spoke about drainage and stated that the area is wet all of the time.
- Another citizen living on Cranmoor Road voiced his concern about the proposed roads and a resulting increase in traffic in the surrounding area, especially through-traffic. He stated that many people walk in the neighborhood and there are no sidewalks. The resident also asked if higher density apartments could be built on the property if it is rezoned to PR-1. JCPC staff responded that it is his understanding that the street originally proposed for connection to Cranmoor Road will terminate in a cul-de-sac and explained that the PR-1 development process requires further approval of any development not contained on the approved site plan. Comm. Guerriero also noted that a site plan must be approved before anything can be built for this or future developments.
- Comm. Kennedy stated that the County Drain Commissioner should ascertain if the additional drainage from the Cascades Lagoons in Sparks Foundation County Park will affect the subject property and surrounding area.
- Comm. Gaede stated that the wetlands should be documented and that the Michigan Department of the Environment, Great Lakes, and Energy (EGLE) should be involved in the development of the site plan. Mr. Darkowski stated that a permit is required from EGLE.

- Comm. Hawley noted that larger common areas may be needed in order to accommodate more storm water detention. She explained that higher densities are more likely needed for modest dwellings while luxury dwellings are more likely to call for additional ‘elbow room’. There is no reason, such as a lake in her opinion, that would necessitate higher densities. Comm. Guerriero noted that low-density residential is recommended for the property and that a higher density would not be in conformance with the Township’s master plan.

A motion was made by Comm. Kennedy, and seconded by Comm. Hilleary, to concur with the staff advisement to recommend **approval** of the rezoning to ‘local commercial (C-1)’ and **approval with comments** of the rezoning to ‘planned residential (PR-1)’ to the Summit Township Board (please see the staff report and these minutes). *The motion was approved unanimously.*

(2) **CZ | #20-02 | Napoleon Township**

Staff summarized his report regarding the proposed rezoning of a 1½ acre portion of the subject property—known as Parcel ID #000-20-05-126-002-06 and located in Section 5 (T4S-R2E) of the Township—from ‘agricultural (AG-1)’ to ‘single-family residential (R-1)’. County Planning Commissioners were advised to recommend **disapproval** of the rezoning to ‘single family residential (R-1)’, noting that rezoning to ‘rural residential(RR)’ would be more appropriate provided that the area to be rezoned was increased to at least 2 acres (please see the staff report).

A motion was made by Comm. Kennedy, and seconded by Comm. Hawley, to recommend **disapproval** of the ‘R-1’ rezoning request to the Napoleon Township Board (please see the staff report). *The motion was approved unanimously.*

(3) **CZ | #20-03a & -03b | Spring Arbor Township**

Staff summarized his report regarding the proposed rezoning of the subject properties—known as Parcel ID #000-12-16-201-001-02 and Parcel ID #000-12-16-201-001-01 (the eastern 205 feet) and located in Section 16 (T3S-R2W) of the Township—from ‘agricultural (AG-1)’ to ‘suburban residential (RS-1)’. Staff advised County Planning Commissioners to recommend **approval with comments** of the rezonings to ‘suburban residential (RS-1)’, noting that the Zoning Administrator told him that an easement to Concerto Court will be provided to the landlocked remainder of the property proposed for partial rezoning which allayed his concerns (please see the staff report).

A motion was made by Comm. Gaede, and seconded by Comm. Jennings, to recommend **approval with comments** of the rezoning to ‘suburban residential (RS-1)’ to the Spring Arbor Township Board as long as an easement is provided to the landlocked portion of the property. *The motion was approved unanimously.*

- Consideration of Master Plan(s).** None.
- Farmland & Open Space Preservation Program (PA 116) application(s).** None.

- Item 6. **Other Business.**
 - a. **Unfinished Business.** None.
 - b. **New Business.** None.
- Item 7. **Public Comment.** None.
- Item 8. **Commissioner Comment.** Chair Guerriero informed the Commission that she is retiring on April 1st and will be resigning from the JCPC prior to its April 9th meeting. Her fellow commissioners congratulated her on her retirement and expressed their appreciation of her leadership on the JCPC. Comm. Hilleary thanked JCPC Staff and the Chair for their work.
- Item 9. **Adjournment.** The meeting was adjourned by Chair Guerriero at 7:36 p.m.

Respectfully submitted by:
Grant Bauman, Recording Secretary