



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

2019 JCPC MEETING MINUTES

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MEETING MINUTES

January 10, 2019

Jackson County Tower Building • Jackson, Michigan

Members Present: Roger Gaede, Environment; Amy Guerriero, Industry and Economics; Nancy Hawley, At Large; Ted Hilleary, Education; Jennifer Morris, At Large;

Members Absent: Timothy Burns, At Large; Russ Jennings, At Large; and Jim Videto, Agriculture

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 6:00 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. Hilleary, and seconded by Comm. Morris, to **approve** the minutes of the December 13, 2018, meeting as presented. *The motion was approved unanimously.*

Item 4. **Approval of the Agenda.** Staff requested that the election of officers be added under new business as agenda item #6.b.(1). A motion was made by Comm. Morris, and seconded by Comm. Hilleary, to **approve** the January 10, 2019, meeting agenda as amended. *The motion was approved unanimously.*

Item 5. **Request(s) for Review, Comment, and Recommendation.**

a. **Consideration of Township Zoning Amendment(s).** None.

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

(1) **MP19-01 – Blackman Township Master Plan**

Staff summarized its report on the proposed *Blackman Charter 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 is generally consistent with: (1) the master plans of adjacent Jackson County municipalities and (2) the Jackson Community Comprehensive Plan.

A motion was made by Comm. Morris, and seconded by Comm. Hilleary, to concur with the staff advisement (please see the staff report). *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.** The Commission is in the beginning stages of creating the next edition of the countywide master plan.

(a) **Demographics.** Staff briefly reviewed the demographic information compiled for the master plan update. Commissioners requested that the information regarding the population below the poverty level be reworded. Comm. Hilleary also asked that the data be posted on the JCPC webpage.

(b) **Mapping.** Staff also presented several maps developed for the master plan. The maps illustrate: 'municipalities and places', 'major community facilities', and 'property assessment'. Commissioners requested that several facilities be added to the 'major community facilities' map and that the legend be corrected on the 'property assessment' map.

Comm. Guerriero requested that staff send a memo to the County Administrator to update him on the master planning efforts of the JCPC.

b. **New Business.**

(1) **Election of officers.**

(a) **Election of the Chair.** A motion was made by Comm. Gaede, and seconded by Comm. Hilleary, that Comm. Guerriero continue to serve as the Chair of the JCPC for 2019. *The motion was approved unanimously.*

(b) **Election of the Secretary.** A motion was made by Comm. Gaede, and seconded by Comm. Hilleary, that Comm. Morris continue to serve as the Secretary of the JCPC for 2019. *The motion was approved unanimously.*

Item 7. **Public Comment.** There was no public comment.

Item 8. **Commissioner Comment.** Comm. Hilleary noted the passage of a recent law (sponsored by State Senator Shirkey and signed by Governor Snyder) allowing a 'dental therapist' to provide fillings and other basic dental services, benefiting the rural population of Michigan

Item 9. **Adjournment.** The meeting was adjourned by Chair Guerriero at 7:20 p.m.

Respectfully submitted by:
Grant Bauman, Recording Secretary



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MEETING MINUTES

February 14, 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; and Corey Kennedy, Jackson County Board of Commissioners

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

Liaisons Present: Grant Bauman, Principal Planner

Others Present: Ashley Carroll, Michael Maillard, Cindy Norris, and Terry Withers

Item 1. **Call to Order and Pledge of Allegiance.** The meeting was called to order at 6:03 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. Hawley, to **approve** the minutes of the January 10, 2019, meeting as presented. *The motion was approved unanimously.*

Item 4. **Approval of the Agenda.** Staff requested that the *2018 JCPC Annual Report* be added under new business as agenda item #6.b.(1). A motion was made by Comm. Kennedy, and seconded by Comm. Hilleary, to **approve** the February 14, 2019, meeting agenda as amended. *The motion was approved unanimously.*

Item 5. **Request(s) for Review, Comment, and Recommendation.**

a. **Consideration of Township Zoning Amendment(s).** None.

(1) **CZ #19-01 – Blackman Township**

Staff summarized its report on the proposed amendments to the Blackman Charter Township Zoning Ordinance regarding 'Solar Energy Systems'. The proposed regulations would allow 'Accessory Solar Energy Systems' as a permitted use in all zoning districts (with certain requirements) and allow 'Community Solar Energy Systems' and 'Solar Farms' as conditional uses in the Township's agricultural, commercial, and industrial districts (with certain requirements). County Planning Commissioners were advised to recommend disapproval of the proposed amendments as currently written because they are not sufficiently detailed (please see the staff report).

Commissioners made the following comments. Comm. Guerriero and Comm. Kennedy asked for various clarifications on the report and the advisement. Comm. Hilleary agreed with the staff assessment that the regulations were not sufficiently detailed.

A motion was made by Comm. Gaede, and seconded by Comm. Jennings, to disapprove the text amendments with comments, as advised by staff, to the Blackman Charter Township Board (please see the staff report). *The motion was approved unanimously.*

(2) CZ #19-02 – Leoni Township

Staff summarized its report regarding the proposed rezoning of the subject property—known as Parcel ID# 000-09-23-126-001-00 and located in Section 23 (T2S-R1E) of the Township—from ‘Suburban Residential (RS)’ to ‘Agricultural (AG-1)’, noting that it does not conform to the Leoni Township Master Plan and that the proposed ‘event venue/weddings’ is not a permitted use in the AG-1 district (please see the staff report). Staff also provided correspondence received after the agenda packet was published as well as some supplemental information (attached to the minutes). For example, staff learned of House Bill No. 5947 (2018) that would preempt local zoning regulations and allow the use of a barn or other facilities located on agriculturally zoned land as a commercial venue for weddings or similar events (the bill has not passed out of the Committee on Agriculture). County Planning Commissioners were advised to recommend disapproval of the rezoning with comments. (please see the staff report).

Several members of the public commented on the proposed rezoning. Ashley Carroll, the applicant, spoke in favor of the rezoning. She noted the presence of similar event venues elsewhere in the Leoni Township and Jackson County and cited the benefits of the proposed facility to the community. Ms. Carroll also stated that the request is to re-zone the property—the approval of the proposed use will come later—and pointed out the location of AG-1 zoning on three sides of the property. Michael Maillard, a nearby resident, spoke in opposition to the rezoning. His comments are recorded in a memo he presented to the Commission (attached).

A motion was made by Comm. Gaede, and seconded by Comm. Hilleary, to receive the memo presented by Mr. Maillard. *The motion was approved unanimously.*

Terry Withers, a nearby resident, also spoke in opposition to the rezoning. He was concerned that the property could be used for mining and the effect of the proposed use on property values. Mr. Withers noted that he just moved to the area from Howell, likes the neighborhood as is, and thanked Mr. Maillard for his work.

Commissioners made the following comments. Comm. Jennings hopes that the Leoni Township Board will look at all of the information provided by staff. Comm. Hilleary wondered under what circumstances the venue would be allowed and Comm. Jennings wondered about the other venues cited by the applicants. Comm. Gaede asked for clarification regarding open space. Comm. Hawley noted that in other areas such uses are seasonal in nature and secondary to an agricultural use. She feels that the use should be added to the zoning regulations before rezoning. Comm. Jennings noted that the proposed ‘event venue/weddings’ is not allowed in the AG-1 district and Comm. Gaede concurred. Comm. Kennedy advised that the Leoni Township Board look at the zoning ordinance; the use is not allowed.

A motion was made by Comm. Jennings, and seconded by Comm. Hawley, to recommend disapproval with staff comments of the proposed AG-1 (Agricultural) rezoning to the Leoni Township Board. *The motion was approved unanimously.*

b. Consideration of Master Plan(s).**(1) MP19-02 – Liberty Township**

Staff summarized its report on the proposed *Liberty 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 is generally consistent with: (1) the

master plans of adjacent Jackson County municipalities and (2) the Jackson Community Comprehensive Plan.

Commissioners made the following comments. Gaede asked about several small areas of commercial development recommended on the future land use map. Staff explained that they simply recognize existing development.

A motion was made by Comm. Hawley, and seconded by Comm. Jennings, to concur with the staff advisement (please see the staff report). *The motion was approved unanimously.*

(2) MP19-03 – Napoleon Township

Staff summarized its report on the proposed *Napoleon 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 is generally consistent with: (1) the master plans of adjacent Jackson County municipalities and (2) the Jackson Community Comprehensive Plan.

Commissioners made the following comments. Comm. Jennings stated that he likes what he sees.

A motion was made by Comm. Hawley, and seconded by Comm. Hilleary, to concur with the staff advisement (please see the staff report). *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 provided Commissioners with copies of the master plan maps created to date and briefly discussed them. Comm. Guerriero requested that the maps be dated given that conditions may change over time. Comm. Guerriero also requested that the 'Base Map' or the 'Municipalities and Places' map be included in future staff reports regarding municipal master plans for reference.

b. New Business.

(1) 2018 JCPC Annual Report.

Staff presented the 2018 Annual Report for the Jackson County Planning Commission which summarized the accomplishments of the Commission last year. Comm. Guerriero pointed out that her name was misspelled and asked that it be corrected.

A motion was made by Comm. Gaede, and seconded by Comm. Guerriero, to approve the annual report, as corrected. *The motion was approved unanimously.*

Item 7. **Public Comment.** There was no public comment.

Item 8. **Commissioner Comment.** Comm. Guerriero welcomed Comm. Kennedy to the Jackson County Planning Commission. Comm. Jennings stated that Comm. Kennedy will be an asset to the JCPC.

Item 9. **Adjournment.** The meeting was adjourned by Chair Guerriero at 7:46 p.m.

Respectfully submitted by:
Grant Bauman, Recording Secretary

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MEETING MINUTES

March 14, 2019

Jackson County Tower Building • Jackson, Michigan

Members Present: Roger Gaede, Environment; Nancy Hawley, At Large; Ted Hilleary, Education; Russ Jennings, At Large; Corey Kennedy, Jackson County Board of Commissioners; and Jim Videto, Agriculture

Members Absent: Timothy Burns, At Large; Amy Guerriero, Industry and Economics; and Jennifer Morris, 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 6:00 p.m. by staff since the Chair and Secretary were absent. Those in attendance rose and joined in the Pledge of Allegiance.

A motion was made by Comm. Videto, and seconded by Comm. Jennings, to appoint Comm. Hawley as the Acting Chair for the March 14, 2019, meeting. *The motion was approved unanimously.*

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 minutes of the February 14, 2019, meeting as presented. *The motion was approved unanimously.*

Item 4. **Approval of the Agenda.** Staff requested that letters of support for the Michigan Natural Resources Trust Fund grant applications be added under new business as agenda item #6.b.(1). A motion was made by Comm. Hilleary, and seconded by Comm. Videto, to **approve** the March 14, 2019, meeting agenda as amended. *The motion was approved unanimously.*

Item 5. **Request(s) for Review, Comment, and Recommendation.**

a. **Consideration of Township Zoning Amendment(s).** None.

b. **Consideration of Master Plan(s).** None.

c. **Farmland & Open Space Preservation Program (PA 116) application(s).**

(1) **FA19-01 – Henrietta Township**

Staff summarized his cover memo explaining that the applicant, Chrisinske Farms, LLC, submitted three farmland agreement applications for seven properties. After studying the applications, staff had some concerns. Ultimately, staff met with the applicant to review them. The applicant stated its intent to resubmit a series of five applications, separating non-contiguous properties and removing duplications and a

property already covered by an existing agreement. Staff told the applicants that there is no reason to pass those applications through the JCPC as long as the comments concerning the original applications are addressed. In the meantime, staff requested that the JCPC make recommendations on those original applications.

(a) **FA #19-01-a – Henrietta Township**

Staff summarized its report regarding the application to enroll the subject property—known as Parcel ID# 000-04-11-202-001-02, and located in Section 11 (T1S,R1E) of the Township—in the PA 116 program. Staff identified some errors/omissions regarding the application (please see the staff report).

A motion was made by Comm. Videto, and seconded by Comm. Hilleary, to recommend **approval** of the application with staff comments. *The motion was approved unanimously.*

(b) **FA #19-01-b – Henrietta Township**

Staff summarized its report regarding the application to enroll the subject property—known as Parcel ID# 000-04-15-276-001-00, and located in Section 15 (T1S,R1E) of the Township—in the PA 116 program. Staff identified significant errors/omissions regarding the application (please see the staff report).

A motion was made by Comm. Kennedy, and seconded by Comm. Jennings, to recommend **disapproval** of the application. *The motion was approved unanimously.*

(c) **FA #19-01-c – Henrietta Township**

Staff summarized its report regarding the application to enroll the subject properties—known as Parcel ID#s 000-04-02-400-001-05, 000-04-10-426-001-00, 000-04-10-451-001-02, 000-04-14-400-001-00, 000-04-15-176-001-00, and 000-04-15-276-001-00, and located in Sections 2, 10, 14, and 15 (T1S,R1E) of the Township—in the PA 116 program. Staff identified significant errors/omissions regarding the application (please see the staff report).

A motion was made by Comm. Kennedy, and seconded by Comm. Jennings, to recommend **disapproval** of the application. *The motion was approved unanimously.*

Commissioner Gaede asked about the purpose of the Farmland and Open Space Preservation Program. He was informed that its purpose is to preserve land for agriculture by giving tax relief on property taxes via Michigan's income tax. However, there are penalties for removing properties before their terms of enrollment expire.

Item 6. **Other Business.**

a. **Unfinished Business.**

- (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). New maps showing the gas and liquid pipelines traversing Jackson County, and their ownership, were also presented to Commissioners. Staff went on to explain that a primary purpose of a municipal master plan is to provide guidance to a

municipal planning commission, and the legislative body it serves, regarding rezoning requests. Since the County does not have its own zoning ordinance, that is not the case for the Jackson County Planning Commission. Rather, the vision of staff is to provide sufficient maps that illustrate the physical conditions of Jackson County and the physical infrastructure serving it. Those maps will then be available to municipalities in Jackson County when they update their master plans, thereby encouraging some consistency across the County.

b. **New Business.**

(1) **Michigan Natural Resources Trust Fund Letter of Support.**

Staff explained that Jackson County Parks requested letters of support for the two grant applications it is submitting to the Michigan Natural Resources Trust Fund on April 1, 2019.

(a) **Vandercook Lake County Park Development Project**

Staff reviewed the letter of support drafted for the proposed kayak launch site on Vandercook Lake, citing support for the proposed facility in the *Upper Grand River Water Trail Development Plan* and the *City of Jackson & Jackson County Joint Recreation Plan* (please see the letter of support).

A motion was made by Comm. Kennedy, and seconded by Comm. Hilleary, **authorizing** the Recording Secretary to submit the letter of support. *The motion was approved unanimously.*

(a) **Vandercook Lake County Park Development Project**

Staff reviewed the letter of support drafted for the proposed kayak launch site on Little Wolf Lake and the fishing pier on Mellen Camp Lake, citing support for the proposed facilities in the *Upper Grand River Water Trail Development Plan* and/or the *City of Jackson & Jackson County Joint Recreation Plan* (please see the letter of support).

A motion was made by Comm. Hilleary, and seconded by Comm. Videto, **authorizing** the Recording Secretary to submit the letter of support. *The motion was approved unanimously.*

Item 7. **Public Comment.** There was no public comment.

Item 8. **Commissioner Comment.** Comm. Videto stated that Comm. Hawley did a good job as Acting Chair of the Commission.

Item 9. **Adjournment.** The meeting was adjourned by Acting Chair Hawley at 6:56 p.m.

Respectfully submitted by:
Grant Bauman, Recording Secretary

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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.**

a. **Consideration of Township Zoning Amendment(s).**

b. **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

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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 11th. Comm. Morris announced Downtown Jackson's Artwalk event scheduled for the evening of May 10th. Comm. Gaede announced the plant sale at Hidden

Lake Gardens scheduled for May 11th.

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

Respectfully submitted by:
Grant Bauman, Recording Secretary



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

June 13, 2019

Jackson County Tower Building • Jackson, Michigan

- Members Present:** Roger Gaede, Environment; Amy Guerriero, Industry and Economics; Nancy Hawley, At Large; Russ Jennings, At Large; Corey Kennedy, Jackson County Board of Commissioners; Jennifer Morris, At Large; and Jim Videto, Agriculture
- Members Absent:** Timothy Burns, At Large, and Ted Hilleary, Education
- Liaisons Present:** Grant Bauman, Principal Planner
- Others Present:** Denise Barber; Anita Fischer; Pat Gallagher; Ron Henley; Ed and Linda Hones; Sharon Kinchsular; Allen, Carol, and Glen McRae; John Wald; and Donna Woolsey

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. Kennedy, and seconded by Comm. Morris, to **approve** the minutes of the May 9, 2019, meeting as presented. *The motion was approved unanimously.*

Item 4. **Approval of the Agenda.** The order of the cases under 'consideration of township zoning amendments' (Agenda Item #5a) was altered in order to accommodate people in attendance for several of the cases.

A motion was made by Comm. Kennedy, and seconded by Comm. Morris, to **approve** the May 9, 2019, meeting agenda as amended. *The motion was approved unanimously.*

Item 5. **Request(s) for Review, Comment, and Recommendation.**

a. **Consideration of Township Zoning Amendment(s).**

(1) **CZ #19-09 – Summit Township**

Staff summarized his report regarding the proposed rezoning of the subject property—known as Parcel ID# 000-13-20-176-005-07 and located in Section 20 (T3S-R1W) of the Township—from Agricultural (AG-1) to 'Suburban Residential (RS-2)', noting the need to amend the Township's master plan. County Planning Commissioners were advised to recommend **approval with comments** of the rezoning request (please see the staff report).

Linda Hones, the applicant, spoke in favor of the request. She noted the high demand for new residential development. Ms. Hones also stated that the needed utilities will be extended to the property.

A motion was made by Comm. Morris, and seconded by Comm. Kennedy, concurring with the staff advisement to recommend **approval with comments** of the RS-2 rezoning to the Summit Township Board (please see the staff report and these minutes). *The motion was approved unanimously.*

(2) **CZ #19-10 – Hanover Township**

Staff summarized his report regarding the proposed rezoning of the subject properties—known as Parcel ID# 000-17-21-176-001-02 and Parcel ID# 000-17-21-176-001-07 and located in Section 21 (T4S-R2W) of the Township—from ‘Agricultural (AG)’ to ‘Light Industrial (I-1)’, noting concerns regarding spot zoning, conditional rezoning, the site plan, and the Township’s master plan. County Planning Commissioners were advised to recommend **disapproval** of the rezoning request (please see the staff report).

Donna Woolsey and Glen McRae, representing their parents, both spoke in opposition to the request. Ms. Woolsey voiced concerns regarding property values, safety, and the environment. She was also worried about the effect an industrial development would have on the surrounding area; residents moved there because of the rural atmosphere. Comm. Kennedy was concerned that the Township’s planning commission did not technically recommend disapproval.

A motion was made by Comm. Hawley, and seconded by Comm. Kennedy, concurring with the staff advisement to recommend **disapproval** of the I-1 rezoning to the Hanover Township Board (please see the staff report and these minutes). *The motion was approved unanimously.*

(3) **CZ #19-14 – Leoni Township**

Staff summarized his report on the proposed amendments to Chapter 42 (Zoning) of the *Leoni Township Code of Ordinances* that would allow ‘Sport Shooting Ranges’ as a conditional use in the ‘Agricultural (AG)’ district, noting: (1) valid concerns regarding noise and lead pollution, (2) that it is likely that shooting ranges will be allowed in the General Business (B-4) district, and (3) the need for codified conditions which address the concerns of residents and business owners. County Planning Commissioners were advised to recommend **disapproval** of the proposed amendments (please see the staff report and the staff report supplement).

John Wald spoke in opposition to the proposed amendment. He is not against guns, but is opposed to an ongoing nuisance with no regulations and safety issues. Dr. Wald noted that 200 complaints were generated from a nearby campground and also played videos of the noise coming from the existing shooting range. Pat Gallagher noted that there is no local gun range ordinance and there are no Township conditions placed on the existing shooting range. She wants the issue tabled until the Township proposes an ordinance. Denise Barber stated that the proposal is a bad idea because (1) people live in the AG district, (2) the noise is intolerable, and (3) concerns regarding property values (i.e., disclosure requirements) and stray bullets. Sharon Kinchsular says that the noise is intolerable and that she cannot state that her campsites are safe (because of the risk of stray bullets). Comm. Hawley noted that other options are available, so a disapproval would not be exclusionary. Comm. Kennedy observed that gun ranges are not inherently bad, but that the

Township has not adopted a shooting range ordinance with reasonable regulations — there are no safeguards in place.

A motion was made by Comm. Morris, and seconded by Comm. Kennedy, concurring with the staff advisement to recommend **disapproval** of the text amendment to the Leoni Township Board, but stating that the JCPC may reconsider the request when the Township passes a shooting range ordinance (please see the staff report, the staff report supplement, and these minutes). *The motion was approved unanimously.*

(4) **CZ #19-13 – Leoni Township**

Staff summarized his report on the proposed amendments to Chapter 42 (Zoning) of the *Leoni Township Code of Ordinances* that would allow ‘Indoor Sport Shooting Ranges’ as a conditional use in the ‘General Business (B-4)’ district, noting that: (1) it is not appropriate to ratify and reissue conditional use permits issued by the Township prior to this amendment and (2) there has been a lost opportunity to add codified conditions to the Zoning Code which address the general concerns of residents and business owners. County Planning Commissioners were advised to recommend **approval with comments** of the text amendment (please see the staff report and the staff report supplement).

Comm. Morris said that the use should be limited to indoor shooting ranges. John Wald interjected that the indoor gun range on Ann Arbor Road is safe. Comm. Kennedy stated that the Township should establish a shooting range ordinance. Comm. Gaede was concerned with the ventilation of indoor shooting ranges and that the connection to National Rifle Association (NRA) guidelines was too tenuous.

A motion was made by Comm. Morris, and seconded by Comm. Jennings, concurring with the staff advisement to recommend **approval with comments** of the text amendment to the Leoni Township Board, but clarifying that the use should be limited to indoor shooting ranges and a shooting range ordinance should be established (please see the staff report, the staff report supplement, and these minutes). *The motion was approved by majority vote with Comm. Gaede voting no.*

(5) **CZ #19-15 – Leoni Township**

Staff summarized his report on the proposed amendments to Chapter 42 (Zoning) of the *Leoni Township Code of Ordinances* that would allow ‘any use not otherwise provided for in the zoning ordinance of the Township’ as a conditional use in the ‘Heavy Industrial (M)’ district, noting that the Township would have to issue a conditional use permit for any use not listed elsewhere in the zoning ordinance as long as it was in compliance with ordinance standards and any imposed conditions, even if it felt that the use was not appropriate in the ‘M’ district. County Planning Commissioners were advised to recommend **disapproval** of the text amendment (please see the staff report).

A motion was made by Comm. Morris, and seconded by Comm. Videto, concurring with the staff advisement to recommend **disapproval** of the text amendments to the Leoni Township Board (please see the staff report and these minutes). *The motion was approved unanimously.*

(6) **CZ #19-16 – Leoni Township**

Staff summarized his report on the proposed amendments to Chapter 42 (Zoning) of the *Leoni Township Code of Ordinances* that would add ‘marihuana agriculture or processing’ to the listing of uses excluded from the ‘Agricultural (AG)’ district, noting that the exception allowing ‘currently existing local licensees to . . . expand its existing real estate property zoned AG on the effective date of the legislation’ conflicts with the nonconforming use regulations regarding the enlargement, expansion, or extension of nonconforming uses (Sec. 42-347(b)(1)). County Planning Commissioners were advised to recommend **approval with comments** of the text amendment, highlighting the conflict with Sec. 42-347(b)(1) (please see the staff report).

Comm. Morris stated that the use should be ‘medical marihuana growing or processing’, not ‘marihuana agriculture or processing’, in order to conform with state law. Comm. Kennedy does not want to limit the use to ‘medical marihuana’. Comm. Gaede wondered about the use in other districts.

A motion was made by Comm. Kennedy, and seconded by Comm. Jennings, concurring with the staff advisement to recommend **approval with comments** of the text amendment to the Leoni Township Board, clarifying that the use should be ‘marihuana growing or processing’ rather than ‘marihuana agriculture or processing’ (please see the staff report and these minutes). *The motion was approved unanimously.*

(7) **CZ #19-08 – Parma Township**

Staff summarized his report regarding the proposed rezoning of the subject property—known as Parcel ID# 000-06-34-201-002-02 and located in Section 34 (T3S-R3W) of the Township—from ‘Highway Service Commercial (C-2)’ to ‘Industrial (I-1)’, noting that there is no adjacent I-1 district and the request does not conform to the Township’s master plan. County Planning Commissioners were advised to recommend **disapproval** of the rezoning request (please see the staff report).

A motion was made by Comm. Morris, and seconded by Comm. Hawley, concurring with the staff advisement to recommend **disapproval** of the I-1 rezoning to the Parma Township Board (please see the staff report and these minutes). *The motion was approved unanimously.*

(8) **CZ #19-11 – Blackman Township**

Staff summarized his report regarding the proposed rezoning of the subject properties—known as Parcel ID# 000-08-27-178-001-01 and Parcel ID# 000-08-27-178-001-02 and located in Section 27 (T2S-R1W) of the Township—from ‘Urban Residential (RU-1)’ to ‘General Commercial (C-2)’, noting in his opinion that ‘C-2’ zoning is not appropriate for the proposed use. County Planning Commissioners were advised to recommend **approval with comments** of the rezoning request (please see the staff report).

A motion was made by Comm. Morris, and seconded by Comm. Kennedy, concurring with the staff advisement to recommend **approval with comments** of the C-2 rezoning to the Blackman Township Board (please see the staff report and these minutes). *The motion was approved unanimously.*

(9) **CZ #19-12 – Concord Township**

Staff summarized his report regarding the proposed rezoning of the subject properties—known as Parcel ID# 000-11-27-226-002-02, Parcel ID# 000-11-27-226-002-05, and Parcel ID# 000-11-27-226-002-06 and located in Section 27 (T3S-R3W) of the Township—from ‘Highway Service Commercial (C-2)’ to ‘Industrial (I-1)’, noting that there is no adjacent I-1 district and the request does not conform to the Township’s master plan. County Planning Commissioners were advised to recommend **disapproval** of the rezoning (please see the staff report).

A motion was made by Comm. Kennedy, and seconded by Comm. Morris, concurring with the staff advisement to recommend **disapproval** of the I-1 rezoning to the Concord 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 informed Commissioners that the drafts of Chapter 2 (Community Description and Issue Identification) and Appendix C (Mapping) of the *Jackson County Master Plan* were sent to County officials and other stakeholders for their review and comment. Those comments continue to be submitted and changes to the text have been made.

b. **New Business.** None.

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

Item 8. **Commissioner Comment.** Staff informed Commissioners that he has a work conflict with the meeting scheduled for July. The Chair and Secretary also stated that they are unavailable. Accordingly, it was decided to cancel the meeting. An emergency meeting can always be called if necessary.

Item 9. **Adjournment.** The meeting was adjourned by Chair Guerriero at 7:45 p.m.

Respectfully submitted by:
Grant Bauman, Recording Secretary

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Jackson County Planning Commission

Staffed by the Region 2 Planning Commission (R2PC)

120 W. Michigan Avenue • Jackson, MI 49201

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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 marihuana 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

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Jackson County Planning Commission

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MEETING MINUTES

September 12, 2019

5th 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; Russ Jennings, At Large; and Jim Videto, Agriculture

Members Absent: Corey Kennedy, Jackson County Board of Commissioners, and Jennifer Morris, At Large

Liaisons Present: Grant Bauman, Principal Planner

Others Present: Ashley and Benjamin Carroll, John Kane, and Nora Sharpe-McGee

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. Hilleary, and seconded by Comm. Hawley, to **approve** the minutes of the August 8, 2019, meeting as presented. *The motion was approved unanimously.*

Item 4. **Approval of the Agenda.** A motion was made by Comm. Hilleary, and seconded by Comm. Burns, to **approve** the September 12, 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 #19-21 – Summit Township**

Staff summarized his report on the proposed text amendments to Chapter 150 (Zoning Code) of the *Summit Township Code of Ordinances* which will prohibit the placement of accessory structures in front of single and two family dwellings. County Planning Commissioners were advised to recommend **approval with comments** of the text amendments (please see the staff report). Comm. Gaede was concerned about also locating the prohibition in Sec. 150.150, which regulates height exemptions for all structures, and thinks it should be removed. Comm. Guerriero was concerned about the use of the term 'single and two family residential districts' and thinks it should be changed to 'single and two family dwellings'.

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

(2) **CZ #19-22 – Leoni Township**

Staff summarized his report on the proposed text amendments to Chapter 42 (Zoning) of the *Leoni Township Code of Ordinances* that would allow Agricultural Tourism as a permitted use in the Agricultural District and would also allow an Agricultural Business as a conditional use in that district, as long as certain development requirements are met. County Planning Commissioners were advised to recommend **disapproval** of the amendments as currently written (please see the staff report). Comm. Guerriero noted that the use proposed for Sec. 42-153(b)(6) should be 'Agricultural Tourism' rather than 'Agritourism'. Comm. Gaede noted that distance from the property line listed in Sec. 42-345(9)(g)(2) should be '(100)' rather than '(1001)' feet.

A motion was made by Comm. Hawley, and seconded by Comm. Videto, to concur with the staff advisement to recommend **disapproval** with comments (provided by staff and commissioners) of the text amendments to the Leoni Township Board. The Chair opened the floor for discussion.

Several people spoke in favor of the proposed amendments. Ben Carroll, a co-owner of property proposed for a wedding barn (a type of Agricultural Business), did not think the Farm Market GAAMPs (Generally Accepted Agricultural Management Practices) cited by staff apply to Agricultural Businesses and that the GAAMPs are not law. John Kane, the Carroll's attorney, stated that the intent of the amendments goes beyond the GAAMPs and that staff's concerns do not apply. Ashley Carroll, a co-owner of property proposed for a wedding barn, cited the proposed definition of an Agricultural Business and the JCPC recommendation to approve the amendments to the *Grass Lake Charter Township Zoning Ordinance* upon which the current amendments are based.

Comm. Hawley stated that the Farm Bureau refers to seasonal Agritourism, cited court case rulings which determined that year-round businesses are beyond seasonal and were okay to prohibit, and declared the need for clear definitions. Comm. Jennings welcomed the opportunity for lots of discussion, specified his opinion that the amendments are an attempt to open a commercial business using tools not intended for that use, relayed his respect for the Carroll's viewpoint, and noted that there is a lot of community support for the proposed wedding barn. Comm. Guerriero stated that the proposed amendments seem to be allowing for a commercial use in the agricultural district but recognized the importance of community support. Comm. Videto pointed out that the role of the JCPC is to identify loopholes.

Nora Sharpe-McGee, a Leoni Township Trustee, pointed out that the proposed definition for an Agricultural Business replicates the definition recommended by the JCPC for amendment into the *Grass Lake Charter Township Zoning Ordinance* word-for-word and asked why not for Leoni Township. Mr. Carroll summarized the reasoning behind the exclusion of certain sections from Grass Lake Township amendment noted in the staff report and explained in the attached Kane letter. Staff related his opinion that the proposed amendments, as modified, are made to fit a particular use and project.

Comm. Hawley stated that she was willing to withdraw her motion concurring with the staff advisement to recommend **disapproval** of the text amendments. She just

requested that the amendments be looked at by new eyes and made to be protective of the citizens of Leoni Township. Comm. Jennings noted that other Agricultural Businesses are tied to a Farm Operation or at least 50% of the products produced on site. Comm. Guerriero recommended that the 5-year renewal be added back in as a protection if an Agricultural Business becomes a nuisance. Comm. Videto did not agree to the withdrawal, stating that he likes the staff advisement. The motion was restated and voted upon as follows:

A motion was made by Comm. Hawley, and seconded by Comm. Videto, to concur with the staff advisement to recommend **disapproval** with comments (provided by staff and commissioners) of the text amendments to the Leoni Township Board (please see the staff report and these minutes). *The motion was approved by majority vote: Yes = 4 (Gaede, Hawley, Guerriero, and Videto), No = 3 (Burns, Hilleary, Jennings), Abstain = 0, Absent = 2 (Kennedy and Morris).*

b. **Consideration of Master Plan(s).** None.

(1) **MP19-05 – Village of Brooklyn**

Staff summarized its report on the proposed *Village of Brooklyn 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 is generally consistent with: (1) the master plans of adjacent Jackson County municipalities and (2) the Jackson Community Comprehensive Plan. Comm. Gaede asked about reviewing the text. Staff explained that a review of the text was beyond the normal practice of the JCPC, but that a link to the full document was included in the staff report.

A motion was made by Comm. Hilleary, and seconded by Comm. Burns, to concur with the staff advisement (please see the staff report). *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 informed Commissioners that various changes to Chapter 2 (Community Description and Issue Identification) recommended by the Jackson County Drain Commissioner are currently under review. The Trails map was also updated to include water trails established on the North and South Branches of the Kalamazoo River by the Kalamazoo River Watershed Council.

b. **New Business.** None.

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

Item 8. **Commissioner Comment.** Comm. Hilleary remarked that it was quite a meeting and thanked staff for his efforts. Comm. Guerriero and Comm. Videto also thanked staff. Comm. Gaede stated that the Columbia Township Planning Commission will consider if wedding barns are appropriate to zone in early 2020.

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

Respectfully submitted by:
Grant Bauman, Recording Secretary

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Jackson County Planning Commission

Staffed by the Region 2 Planning Commission (R2PC)

120 W. Michigan Avenue • Jackson, MI 49201

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MEETING MINUTES

October 10, 2019

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

Members Present: Timothy Burns, At Large; Roger Gaede, Environment; Nancy Hawley, At Large; Ted Hilleary, Education; Russ Jennings, At Large; Corey Kennedy, Jackson County Board of Commissioners, and Jim Videto, Agriculture

Members Absent: Amy Guerriero, Industry and Economics, and Jennifer Morris, At Large

Liaisons Present: Grant Bauman, Principal Planner

Others Present: Bob Elrod, Columbia Township Supervisor, and Conner Welter

Item 1. **Call to Order and Pledge of Allegiance.** The meeting was called to order at 6:00 p.m. by staff. Those in attendance rose and joined in the Pledge of Allegiance.

Due to the excused absences of the Chair and Secretary, a motion was made by Comm. Videto and Comm. Hilleary to elect Comm. Hawley as Acting Chair for the meeting. *The motion was approved unanimously.*

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. Videto, to **approve** the minutes of the September 12, 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. Hilleary, to **approve** the October 10, 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 #19-23 – Henrietta Township**

Staff summarized his report on the proposed text amendments to the *Henrietta Township Zoning Ordinance* which would allow Child Care Centers as a permitted use in the Township's 'Commercial (C-1)' district. County Planning Commissioners were advised to recommend **approval** of the text amendments (please see the staff report). Comm. Hawley announced that she will abstain from the vote because she also serves on the Township's planning commission (see Sec. 107(A)(4) of the [JCPC Bylaws](#)).

A motion was made by Comm. Videto, and seconded by Comm. Hilleary, to concur with the staff advisement to recommend **approval** of the text amendments to the Henrietta Township Board. *The motion was approved by majority vote with Comm. Hawley abstaining.*

(2) **CZ #19-24 – Napoleon Township**

Staff summarized his report regarding the proposed rezoning of the subject property—known as Parcel ID# 000-14-36-477-003-03 and located in Section 36 (T3S-R1E) of the Township—from ‘Mobile Home Park (MHP)’ and ‘Single-Family Residential (R-1)’ to ‘General Commercial (GC)’. County Planning Commissioners were advised to recommend **approval** of the text amendments (please see the staff report). Comm. Videto asked about the appropriateness of the rezoning. Staff replied that the transition of the M-50 corridor within the unincorporated village of Napoleon to commercial uses has been planned for some time.

A motion was made by Comm. Kennedy, and seconded by Comm. Jennings, to concur with the staff advisement to recommend **approval** of the GC rezoning request to the Napoleon Township Board (please see the staff report). *The motion was approved unanimously.*

(3) **CZ #19-25 – Hanover Township**

Staff summarized his report on the proposed text amendments to *Hanover Township Zoning Ordinance* which would clarify the setback requirements for detached residential accessory structures in relation to bodies of water. County Planning Commissioners were advised to recommend **approval with comments** of the text amendments (please see the staff report).

A motion was made by Comm. Burns, and seconded by Comm. Hilleary, to concur with the staff advisement to recommend **approval with comments** of the text amendments to the Hanover Township Board (please see the staff report). *The motion was approved unanimously.*

(3) **CZ #19-26 – Columbia Township**

Staff summarized his report regarding the proposed rezoning of the subject property—known as Parcel ID# 000-19-13-476-004-00 and located in Sections 13 and 24 (T4S-R1E) of the Township—from Local Commercial (C-1) to ‘General Commercial (C-2)’. County Planning Commissioners were advised to recommend **disapproval with comments** of the rezoning (please see the staff report).

Comm. Gaede announced that he will abstain from the vote because he also serves on the Township’s planning commission (see Sec. 107(A)(4) of the [JCPC Bylaws](#)). He also informed his fellow members that the Township’s planning commission looked at rezoning the property to C-1 back in 2008 and that cars for sale are parked in the M-50 ROW (right-of-way) in front of the building. Staff explained the confusion at the Township level over the intensity of the initial commercial rezoning of the property in 2008 and staff referred to the staff report prepared for the County Affairs Committee of the Jackson County Board of Commissioners (the County Zoning Coordinating Committee at the time) regarding that request, and the minutes of the April 7, 2008, meeting of the Committee, which document that the request was to rezone the property to ‘Local Commercial (C-1)’ from ‘Agricultural (AG-1)’.

A motion was made by Comm. Burns, and seconded by Comm. Videto, to concur with the staff advisement to recommend **disapproval with comments** of the C-2 rezoning to the Columbia Township Board (please see the staff report and these minutes). *The motion was approved by majority vote with Comm. Kennedy and Comm. Jennings voting no and Comm. Gaede abstaining.*

- b. **Consideration of Master Plan(s).** Comm. Gaede asked for an update regarding progress on the next edition of the *Jackson County Master Plan* and Comm. Videto requested that the role of JCPC Commissioners in the process be defined for the next meeting.
- c. **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.** Comm. Hawley stated that a draft application for people interested in applying to serve on Michigan's Citizens Redistricting Commission is available. Comm. Jennings voiced his concern that elected officials (including precinct officials) and their family members are not eligible to serve on that body. Comm. Kennedy voiced his concern regarding the scrapping of Leoni Township's current draft master plan (facilitated by R2PC staff) and the proposed hiring of another consultant. He does not agree with those actions.

Item 9. **Adjournment.** The meeting was adjourned by Acting Chair Hawley at 6:50 p.m.

Respectfully submitted by:
Grant Bauman, Recording Secretary

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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

November 7, 2019

5th 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 marihuana 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. Hil-leary, 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 12th 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 ≤ 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 5th 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 24th 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

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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

December 12, 2019

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

Members Present: Mr. Roger Gaede, Environment; Ms. Nancy Hawley, At Large; Mr. Ted Hilleary, Education; Mr. Russ Jennings, At Large; Mr. Corey Kennedy, Jackson County Board of Commissioners; Ms. Jennifer Morris, At Large; and Mr. Jim Videto, Agriculture

Members Absent: Mr. Timothy Burns, At Large, and Ms. Amy Guerriero, Industry and Economics;

Liaisons Present: Mr. Grant Bauman, Principal Planner

Others Present: None.

Item 1. **Call to Order and Pledge of Allegiance.** The meeting was called to order at 6:00 p.m. by Secretary Morris. 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. Hawley, to **approve** the November 7, 2019, meeting minutes as presented. *The motion was approved unanimously.*

Item 4. **Approval of the Agenda.** A motion was made by Comm. Kennedy, and seconded by Comm. Hilleary, to **approve** the December 12, 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 #19-34 – Leoni Township**

Staff summarized his report regarding the proposed rezoning of the subject property—known as Parcel ID #000-09-29-326-002-00 and located in Section 29 (T2S-R1E) of the Township—from ‘agricultural (AG-1)’ to ‘heavy industrial (M)’. County Planning Commissioners were advised to recommend **disapproval** of the rezoning (please see the staff report).

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

(2) **CZ #19-35 – Henrietta Township**

Staff summarized his report regarding the proposed rezoning of the subject properties—known as Parcel ID #000-04-21-101-003-02 and #000-04-21-003-03 and located in Section 21 (T1S-R1E) of the Township—from ‘agricultural (AG-1)’ to ‘commercial (C-1)’. County Planning Commissioners were advised to recommend **approval** of the text amendments (please see the staff report). Comm. Morris suggested that the Township consider amending its future land use map to make the existing commercial node larger.

A motion was made by Comm. Morris, and seconded by Comm. Jennings, to recommend **approval with comments** of the ‘C-1’ rezoning request to the Henrietta Township Board (please see the staff report and these minutes). *The motion was approved unanimously.*

(3) **CZ #19-36 – Norvell Township**

Staff summarized his report on the proposed text amendments to the *Norvell Township Zoning Ordinance* regarding ‘wireless communication facility and structures’ and the ‘keeping of animals’ (specifically ‘miniature horses’). County Planning Commissioners were advised to recommend separate **approvals with comments** of the amendments regarding ‘wireless communication facility and structures’ and the ‘keeping of animals’ (please see the staff report). Comm. Morris suggested that the security fences be required to be ‘solid’ rather than ‘woven wire’.

A motion was made by Comm. Kennedy, and seconded by Comm. Jennings, to concur with the staff advisement to recommend **approval with comments** of the text amendments regarding ‘wireless communication facility and structures’ to the Norvell Township Board. *The motion was approved unanimously.*

A motion was made by Comm. Hawley, and seconded by Comm. Hilleary, to concur with the staff advisement to recommend **approval with comments** of the text amendments regarding the ‘keeping of animals’ to the Norvell Township Board. *The motion was approved unanimously.*

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

(1) **MP #19-06 – Concord Area**

Staff summarized its report on the proposed *Concord Area 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 is generally consistent with: (1) the master plans of adjacent Jackson County municipalities and (2) the Jackson Community Comprehensive Plan. Comm. Videto stated that the proposed mixed use corridor along M-60 is inconsistent with adjacent townships and Comm. Morris remarked on its large width. Comm. Hawley noted that by establishing such a large mixed use corridor, the Village and Township may find it more difficult to maintain and fill existing development in the area.

A motion was made by Comm. Hilleary, and seconded by Comm. Videto, to concur with the staff advisement (please see the staff report). *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 | Existing Land Use**

Staff provided County Planning Commissioners with more detailed existing land use mapping utilizing assessment data. Residential, commercial and industrial, and exempt uses are highlighted on separate maps and a new map displays areas of low-intensity and high-intensity land uses which should be useful in creating a generalized countywide future land use map.

(2) **Jackson County Master Plan | Next Steps**

County Planning Commissioners decided to postpone the discussion on next steps until the January 9, 2020, meeting. Staff was directed to provide digital copies of the existing land use maps (large scale) and other background materials to the Commissioners prior to the meeting.

b. **New Business.**

(1) **2019 JCPC Annual Report**

Staff provided County Planning Commissioners with the Annual Report for 2019, summarized its content, and requested approval so that it can be submitted to the County Board in January.

A motion was made by Comm. Gaede, and seconded by Comm. Hawley, to **approve** the 2019 JCPC Annual Report as presented. *The motion was approved unanimously.*

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

Item 8. **Commissioner Comment.** None.

Item 9. **Adjournment.** The meeting was adjourned by Secretary Morris at 7:04 p.m.

Respectfully submitted by:
Grant Bauman, Recording Secretary