



# Jackson County Planning Commission

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

March 12, 2020

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

**Members Present:** Mr. Timothy Burns, At Large; Mr. Roger Gaede, Environment; Ms. Nancy Hawley, At Large; Mr. Ted Hilleary, Education; Ms. Jennifer Morris, At Large; and Mr. Jim Videto, Agriculture

**Members Absent:** Ms. Amy Guerriero, Industry and Economics; Mr. Russ Jennings, At Large; and Mr. Corey Kennedy, Jackson County Board of Commissioners

**Liaisons Present:** Mr. Grant Bauman, Principal Planner (staff), and Tanya DeOliveira, R2PC Principal Transportation Planner

**Others Present:** None.

- Item 1. **Call to Order and Pledge of Allegiance.** The meeting was called to order at 6:01 p.m. by Chair 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. Hawley, and seconded by Comm. Burns, to **approve** the February 13, 2020, meeting minutes as presented. *The motion was approved unanimously.*
- Item 4. **Approval of the Agenda.** Staff requested that the agenda be amended by moving the *Jackson City + County Nonmotorized Plan* (Item #6b) after the approval of the agenda (Item #4). A motion was made by Comm. Videto, and seconded by Comm. Hawley, to **approve** the March 12, 2020, meeting agenda as amended. *The motion was approved unanimously.*
- Item 5. **Jackson City + County Nonmotorized Plan.** Tanya DeOliveira presented a broad overview of the *Jackson City + County Nonmotorized Plan* as well as its development methodology. She revealed that the proposed priority regional/countywide network is comprised of various trails, gravel road routes, and paved shoulder routes. The priority trails include 9 proposed routes that will complete the network of trails which already have regional/countywide significance. Ms. DeOliveira announced that the draft document includes subarea plans for the following areas: The Villages of Brooklyn, Concord, Grass Lake, Hanover, Parma, and Springport; the unincorporated village of Spring Arbor; and the City of Jackson, Blackman Township, and Summit Township (which comprise the Jackson Urbanized Area). She also mentioned that the plan contains a section regarding recommended policies, programs, and metrics that will aid in its implementation. Ms. DeOliveira concluded by inviting Commissioners to review and comment on the plan—which will be posted on <https://walkbike.info/jackson/plan/>—once it is released for public comment.

The Planning Commissioners had a few questions/comments. Comm. Gaede noted the general need for restroom facilities and lighting. Staff replied that the need for those facilities would be tied to the character of each individual trail and determined during its design/engineering phase. Comm. Hilleary was intrigued by the concept of “micro-mobility” vs “bike” lanes, which recognizes the full use of those nonmotorized facilities. He also noted the need for lighting in the context of urban safety. Staff noted that the City has already received a grant to light the MLK Equality Trail in the vicinity of Cooper Street and Comm. Morris revealed that funds have been identified to light the rest of that trail. Comm. Videto and Comm. Hilleary also pointed out the need for dedicated and ongoing trail maintenance funding for nonmotorized facilities once they have been constructed. Staff concluded the conversation by stating that he will ask the JCPC to adopt the nonmotorized plan by reference as part of the master plan currently under development.

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

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

(1) **CZ | #20-06 | Summit Township**

Staff summarized his report regarding the proposed rezoning of the Sentry Self Storage Facility, known as Parcel ID #000-13-24-301-067-00—which is located on the south side of McDevitt Avenue, west of the US-127 interchange, in Sec. 24 (T3S-R1W) of the Township—and the southern  $\frac{2}{3}$  of the adjacent parcel to the west, known as Parcel ID #000-13-24-301-068-00, to ‘highway service commercial (C-3)’. Staff advised County Planning Commissioners to recommend **approval with comments** of the rezoning to ‘C-3’, noting that rezoning the small ‘local commercial (C-1)’ property currently utilized as the office/clubhouse for the Cozy Parklife, LLC, manufactured housing park at some point in the near future would help to simplify the commercial zoning pattern found in that part of Summit Township (please see the staff report).

After some discussion a motion was made by Comm. Hilleary, and seconded by Comm. Gaede, to concur with the staff advisement to recommend **approval with comments** of the proposed ‘C-3’ rezoning to the Summit Township Board (please see the staff report and these minutes). *The motion was approved unanimously.*

(2) **CZ | #20-06 | Summit Township**

Staff summarized his report regarding the proposed rezoning of the subject properties—known as Parcel IDs #000-13-07-426-027-01 and #000-13-07-426-027-02 and located in Section 7 (T3S-R1W) of the Township—to ‘office (O-1)’. Staff advised County Planning Commissioners to recommend **approval with comments** of the rezoning to ‘O-1’, noting that the Township should consider amending its future land use map to show an ‘office’ node at the intersection of Spring Arbor and Robinson Roads and to recognize existing public/semi-public’ uses in the general area (please see the staff report).

After some discussion a motion was made by Comm. Hilleary, and seconded by Comm. Videto, to concur with the staff advisement to recommend **approval with comments** of the proposed ‘O-1’ rezoning to the Summit 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).**

(1) **FA | #20-01 | Hanover Township**

Staff summarized his report regarding the 30-year PA 116 application for 2 properties—known as Parcel IDs #000-17-24-301-067-00 and #000-17-24-301-001-03—located on north side of the Village of Hanover. The parcels comprise 65 acres of which 53 acres are farmed. No buildings are located on the properties. The county-wide master plan recommends ‘agricultural preservation’ regarding the parcels. Staff provided a couple of suggested corrections/clarifications and advised County Planning Commissioners to recommend **approval with comments** of the application provided that the applicant considers making those corrections/clarifications (please see the staff report).

After some discussion a motion was made by Comm. Videto, and seconded by Comm. Hilleary, to concur with the staff advisement to recommend **approval with comments** of the application provided that the applicant considers making the suggested corrections/clarifications (please see the staff report and these minutes). *The motion was approved unanimously.*

Item 6. **Other Business.**

a. **Unfinished Business.**

**Jackson County Master Plan.** Staff presented the results of the existing land use patterns and major community facilities study recently completed for Jackson County, the entire Region 2 Area, and Hillsdale and Lenawee Counties. Approximately 46% of Jackson County’s assessed acreage is used agriculturally, compared to 63% region-wide (and 72% in the other counties). Approximately 40% of Jackson County’s assessed acreage is used agriculturally, compared to 29% region-wide (and 24% in Hillsdale County and 22% in Lenawee County). Approximately 5% of Jackson County’s assessed acreage is used commercially and industrially, compared to 3% region-wide (and 3% in Lenawee County and 1.5% in Hillsdale County). Approximately 8% of Jackson County’s assessed acreage is exempt, compared to 5% region-wide (and 4% in Lenawee County and 2% in Hillsdale County). Major community facilities found throughout Jackson County and the entire Region 2 Area can be organized in the following categories: municipal & county parks, state parks & private nature preserves, private recreation facilities, regional trails & scenic railroads, hospital campuses, jails & prisons, college & university campuses, airports, and landfills & transfer facilities. The full reports for the region and each of the counties can be viewed/downloaded from the [Economic Development](#) webpage on [www.region2planning.com](http://www.region2planning.com). Staff concluded by stating that the resources will be of great value as the Planning Commission develops the master plan’s goals and objectives and its future land use element.

b. **New Business.** None.

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

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

Item 9. **Adjournment.** The meeting was adjourned by Chair Morris at 7:55 p.m.

Respectfully submitted by:  
Grant Bauman, Recording Secretary