



# 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

April 8, 2021

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

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

**Members Absent:** Mr. Eric Beda, Industry and Economics; Mr. Timothy Burns, At Large; and Mr. Russ Jennings, At Large

**Liaisons Present:** Mr. Grant Bauman, Principal Planner

**Others Present:** Ms. Cindy Lammers and Mr. Doug Lammers

Item 1. **Call to Order and Pledge of Allegiance.** Chair Hawley called the meeting to order at 6:05 p.m. 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.** Comm. Videto made a motion, seconded by Comm. Hilleary, to **approve** the February 11, 2021, meeting minutes as presented. *The motion was approved unanimously.*

Item 4. **Approval of the Agenda.** Comm. Hilleary made a motion, seconded by Comm. Videto, to **approve** the April 8, 2021, 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 | #21-05 | Rives Township**

Staff summarized his report regarding proposed text amendments that would:

- require that a use be listed as a permissible conditional use in the pertinent zoning district prior to granting a conditional use permit;
- replace the existing Industrial District with a Light Industrial District, with new listings of permitted and conditional uses, a standalone table and figure portraying dimensional requirements, and several supplemental standards;
- removing the old Industrial District from the table of dimensional requirements; and
- adding standards for several of the conditional uses included in the new Light Industrial District.

Staff endorsed the proposed amendments, noting various suggested changes contained in his report, including:

- revamping the regulations pertaining to the other zoning districts in the future, using the new Light Industrial format
- making sure that the various conditional use standards are not contradictory or confusing; and
- assigning approval roles to pertinent officials or boards.

Staff advised County Planning Commissioners to recommend **approval with comments** of the text amendments, with the comments/suggestions made by staff (please see the staff report).

Comm. Gallagher asked about the use of escrow accounts. Staff explained that they are most often utilized to recoup the cost of bringing in an expert (e.g., engineer) to review complicated development proposals (e.g., conditional use permits), such as solar farms and wind farms.

Comm. Kennedy made a motion, seconded by Comm. Hilleary, to concur with the staff advisement to recommend **approval with comments** (see the staff report and these minutes) of the proposed text amendments to the Rives Township Board. *Commissioners approved the motion unanimously.*

(2) **CZ | #21-06 | Napoleon Township**

Staff summarized his report regarding the proposed rezoning of a property located on Wolf Lake Road, northeast of Little Wolf Lake, and known as Parcel ID #000-15-20-306-001-03, to 'single-family residential (R-1)'. Staff observed that the rezoning is consistent with the future land use plan, that properties to the east and southwest are already zoned 'R-1', that no negative impacts to public services/facilities are anticipated, and that the property already contains a single-family residence. Staff advised County Planning Commissioners to recommend **approval** of the rezoning (please see the staff report).

The email in opposition to the rezoning was mentioned, which also expressed concern over the "constant sprawling development of agricultural and other undeveloped land in rural areas". Staff explained that the property already contains a single-family residence and that it is wooded; no farmland will be lost.

Comm. Videto made a motion, seconded by Comm. Hilleary, to concur with the staff advisement to recommend **approval** of the proposed 'R-1' rezoning to the Napoleon Township Board. *Commissioners approved the motion unanimously.*

(3) **CZ | #21-07 | Grass Lake Township**

Staff summarized his report regarding the proposed rezoning of a property located on Norvell Road, opposite from the Eagle Crest Condominiums, and known as Parcel ID #000-15-04-400-002-04, to 'agricultural (AG)'. Staff explained that the rezoning will allow for the expansion of an existing agricultural business as a conditional use and that it is part of a court order. Staff observed that the rezoning is consistent with the future land use plan, that there is the potential for conflict with surrounding 'R-1' zoning, that no negative impacts to public services/facilities are anticipated, and that the property is already used as an agricultural business. Staff advised County Planning Commissioners to recommend **approval** of the rezoning and that other land in the general area should also be rezoned 'AG' at some point (please see

the staff report).

Commissioner Videto expressed his concern that the rezoning would cause a ‘spot zone’. Staff explained that given the future land use plan recommendation for agricultural uses, rezoning the single property would not be considered ‘spot zoning’. However, the rezoning of the other properties would negate the appearance of a ‘spot zone’. Doug Lammers, Grass Lake Township Zoning Administrator, also answered Commissioner questions.

Comm. Kennedy made a motion, seconded by Comm. Gallagher, to concur with the staff advisement to recommend **approval** of the proposed ‘AG’ rezoning to the Grass Lake Township Board. *Commissioners approved the motion unanimously.*

(4) **CZ | #21-08 | Grass Lake Township**

Staff summarized his report regarding the proposed rezoning of properties located on both sides of Norvell Road, north of Grass Lake Road, and known as Parcel ID #000-10-33-476-001-06 and #000-10-34-301-003-00, to ‘planned unit development (PUD)’. Staff explained that while the site plan report was provided for informational purposes, the Commission is limited to the rezoning. Staff observed that the rezoning is not consistent with the future land use plan, that residential uses already exist to the south, that no negative impacts to public services/facilities are anticipated, and that all of the proposed uses are allowed under the current mix of zoning. Staff advised County Planning Commissioners to recommend **approval with comments** of the rezoning, noting the need to revise the future land use plan (please see the staff report).

Comm. Gallagher made a motion, seconded by Comm. Hilleary, to concur with the staff advisement to recommend **approval with comments** of the proposed ‘PUD’ rezoning to the Grass Lake Township Board. *Commissioners approved the motion 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.** None.
- b. **New Business.** None.

Item 7. **Public Comment.** Doug Lammers, Grass Lake Township Zoning Administrator, wished everyone a great evening.

Item 8. **Commissioner Comment.** Comm. Hawley announced that one of the hearings regarding the Independent Citizens Redistricting Commission will be held in Jackson on May 18, 2021.

Item 9. **Adjournment.** Chair Hawley adjourned the meeting at 6:51 p.m.

Respectfully submitted by:  
Grant Bauman, Recording Secretary