



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

May 13, 2021

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

Members Present: Mr. Eric Beda, Industry and Economics; Mr. Roger Gaede, Environment; Ms. Pat Gallagher, At Large; Ms. Nancy Hawley, At Large; Mr. Ted Hilleary, Education; and Mr. Corey Kennedy, Jackson County Board of Commissioners;

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

Liaisons Present: Mr. Grant Bauman, Principal Planner

Others Present: Ms. Dennise Barber, Mr. Jay Marshall, and Ms. Jennifer Marshall

Item 1. **Call to Order and Pledge of Allegiance.** Chair Hawley called the meeting to order at 6:03 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. Kennedy made a motion, seconded by Comm. Hilleary, to **approve** the April 8, 2021, meeting minutes as presented. *The motion was approved unanimously.*

Item 4. **Approval of the Agenda.** Comm. Kennedy made a motion, seconded by Comm. Hilleary, to **approve** the May 13, 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 | #21-09 | Napoleon Township**

Staff summarized his report regarding the proposed rezoning of 1-acre of a property located at 7900 Wolf Lake Road, south of M-50, and known as Parcel ID #000-14-36-151-007-01, to 'single-family residential (R-1)'. The applicant plans to split off the rezoned acre and combine the remainders of the parcel with an associated parcel to the south. Staff observed that the rezoning is consistent with the future land use plan, that properties on the west side of Napoleon Road are assessed for residential uses and a few of them 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 with comments** of the rezoning, noting that similar nearby properties could also be rezoned 'R-1' (please see the staff report).

Comm. Kennedy made a motion, seconded by Comm. Hilleary, to concur with the staff advisement to recommend **approval with comments** of the proposed 'R-1' rezoning to the Napoleon Township Board, noting that other residentially used properties in the general area could also be rezoned 'R-1'. *Commissioners approved the motion unanimously.*

(2) **CZ | #21-10 | Leoni Township**

Staff summarized his report regarding the proposed rezoning of properties located on Ann Arbor Road, west of Race Road and known as Parcel ID #000-09-24-103-017-00 and #000-09-24-103-018-00, to 'general business (B-4)'. Staff observed that the rezoning is consistent with the future land use plan, that properties on the south side of Ann Arbor Road are already zoned 'B-4', and that no negative impacts to public services/facilities are anticipated. Accordingly, staff originally advised County Planning Commissioners to recommend approval of the rezoning (please see the staff report).

However, the parcels are part of the Vineyard Hills Site Condominium, which is covered by a master deed. Staff relayed the Chair did some investigation and discovered that the Township approved the site condominium project and that she had found no evidence that a portion of a site condominium has ever been split off or rezoned. Based upon that information, staff revised his advisement to County Planning Commissioners to recommend **disapproval** of the rezoning.

Comm. Beda asked about community input. Comm. Gallagher mentioned an email that she had received from Mary Jane Bush, a resident of the site condominium, in opposition to the rezoning. Staff noted the emails from Jennifer Marshall in opposition to the rezoning, including signed letters from 15 occupants/owners of site condominium lots. Jennifer Marshall was present at the meeting and spoke in opposition to the rezoning. Dennise Barber, owner of the adjacent Lone Oak Winery, also spoke in opposition to the rezoning.

Comm. Beda made a motion, seconded by Comm. Kennedy, to recommend **disapproval** of the proposed 'B-4' rezoning to the Leoni Township Board. *Commissioners approved the motion unanimously.*

(3) **CZ | #21-11 | Leoni Township**

Staff summarized his report regarding the proposed rezoning of the old Bertha Robinson Elementary School, located at 5400 Seymour Road and known as Parcel ID #000-09-21-101-002-01, to 'light industrial (ML)'. Staff observed that the rezoning is inconsistent with the future land use plan, that there is the potential for conflict with the surrounding mix of residential and agricultural uses, and that rezoning the property would result in a 'spot zone' as there is no other 'ML' zoning present on adjacent parcels. Staff advised County Planning Commissioners to recommend **disapproval** of the rezoning (please see the staff report).

Comm. Kennedy made a motion, seconded by Comm. Hilleary, to recommend **disapproval** of the proposed 'ML' rezoning to the Leoni 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** – Jackson County Master Plan.

(1) **Goals and Actions** – Staff provided commissioners with a clean copy of the goals and actions to be included in the next edition of the Jackson County Master Plan, noting the main areas of focus:

- open ethical governance and citizen participation,
- planning coordination,
- innovative planning and zoning,
- nonmotorized facilities,
- community facilities,
- natural resources,
- farmland and open space preservation, and
- ‘over zoning’ and ‘strip’ commercial development.

(2) **Future Land Use and Agricultural Preservation Maps** – Staff informed commissioners that the next step in the completion of the next edition of the Jackson County Master Plan is the drafting of a future land use plan. Using the examples contained in his memo, staff explained that the future land use plan could take the form of a traditional future land use map—with designations for residential, commercial, industrial, and agricultural uses—or a more streamlined map that shows areas proposed for development and those proposed for agricultural preservation.

Comm. Hawley spoke about the need for a holistic countywide approach to the future land use map. Comm. Gaede noted that he tilts toward agricultural preservation. Comm. Gallagher, Comm. Hilleary, and Comm. Hawley advocated for a more hybridized map that shows areas of agricultural preservation and developed areas. Staff was directed to begin work on that type of map

b. **New Business.** None.

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

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

Item 9. **Adjournment.** Chair Hawley adjourned the meeting at 7:00 p.m.

Respectfully submitted by:

Grant Bauman, Recording Secretary