



# 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 10, 2021

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. Pat Gallagher, At Large; Ms. Nancy Hawley, At Large; Mr. Ted Hilleary, Education; and Mr. Jim Videto, Agriculture

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

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

**Others Present:** Mr. Chris Breneman, Mr. Gerald Brown, and Mr. Jeff Vilminot

Item 1. **Call to Order and Pledge of Allegiance.** Chair Hawley called the meeting to order at 6:00 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. Hilleary made a motion, seconded by Comm. Burns, to **approve** the May 13, 2021, meeting minutes as presented. *The motion was approved unanimously.*

Item 4. **Approval of the Agenda.** Comm. Videto made a motion, seconded by Comm. Hilleary, to **approve** the June 10, 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 | #21-12 | Leoni Township**

Staff summarized his report regarding the proposed rezoning of a property located at 4797 Page Road and known as Parcel ID #000-14-09-101-009-00, to 'light industrial (ML)'. Staff advised County Planning Commissioners to recommend **disapproval** of the rezoning (please see the staff report). Mr. Breneman and Mr. Vilminot spoke in favor of the rezoning, noting that it was originally zoned 'ML' (changed without the owner's consent) and that the building is industrial in nature. They also provided documentation of other rezonings in the general area that do not coincide with the master plan. Commissioners discussed the proposal further among themselves and with Mr. Breneman and Mr. Vilminot. The hodgepodge of zoning in Leoni Township and inconsistencies in decision-making in Leoni Township were topics of discussion. So was the consistency of the staff advisement with the Master Plan. The possibility of taking no action due to those factors was also considered.

Comm. Gaede made a motion, seconded by Comm. Gallagher, to concur with the staff advisement to recommend **disapproval** of the proposed 'ML' rezoning to the Leoni Township Board. *Commissioners approved the motion by majority vote, with Comm. Videto and Comm. Gallagher voting no.*

(2) **CZ | #21-13 | Leoni Township**

Staff summarized his report regarding the proposed rezoning of properties located on Flansburg Road and known as Parcel ID #000-14-18-227-002-01 and #000-14-18-227-002-02, to 'light industrial (ML)'. Staff advised County Planning Commissioners to recommend **disapproval** of the rezoning (please see the staff report). Comm. Hawley noted her concern regarding the wetlands.

Comm. Videto made a motion, seconded by Comm. Hilleary, to concur with the staff advisement to recommend **disapproval** of the proposed 'ML' rezoning to the Leoni Township Board. *Commissioners approved the motion unanimously.*

(3) **CZ | #21-14 | Blackman Township**

Staff summarized his report regarding the proposed rezoning of two Cooper Road (M-106) properties known as Parcel ID #000-08-22-427-003-00 and #000-08-22-427-004-00, to 'heavy industrial (I-2)'. Staff advised County Planning Commissioners to recommend **approval with comments** of the rezoning (please see the staff report). Gerald Brown spoke in favor of the rezoning.

Comm. Burns made a motion, seconded by Comm. Gaede, to recommend **approval with comments** of the proposed 'I-2' rezoning to the Blackman Township Board (see the staff report). *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.

Staff showed Commissioners the first draft of the Future Land Use map to be included in the Master Plan. It will be discussed at greater length at a future meeting.

- 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