



Jackson County Planning Commission

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

October 14, 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. Russ Jennings, At Large; and Mr. Corey Kennedy, Jackson County Board of Commissioners
- Members Absent:** Mr. Timothy Burns, At Large; Mr. Ted Hilleary, Education; and Mr. Jim Videto, Agriculture
- Liaisons Present:** Mr. Grant Bauman, Principal Planner
- Others Present:** Link Cecil, Pam Petress-Kelly, Martin Kelly, James Bradley, Karolyn Bradley, and Dennis Kurts

- Item 1. **Call to Order and Pledge of Allegiance.** Chair Hawley called the meeting to order at 6:01 p.m. Those in attendance rose and joined in the Pledge of Allegiance.
- Chair Hawley announced that the November meeting of the JCPC will take place on Wednesday, November 10 at 6:00 pm due to Veteran's Day falling on Thursday, November 11, the normal meeting day.
- Item 2. **Public Comment.** There was no public comment.
- Item 3. **Approval of Minutes.** Comm. Kennedy made a motion, seconded by Comm. Jennings, to **approve** the July 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. Gallagher, to **approve** the October 14, 2021, meeting agenda as presented. *The motion was approved unanimously.*
- Item 5. **Request(s) for Review, Comment, and Recommendation.**
- Consideration of Township Zoning Amendment(s).**
 - CZ | #21-27 | Summit Township**

Staff summarized his report regarding the proposed rezoning of a property located at the end of Hudson Avenue and known as Parcel ID #000-13-23-126-042-05, to 'agricultural (AG-1)'. Staff advised County Planning Commissioners to recommend **disapproval** of the rezoning (please see the staff report). Staff passed out a petition in opposition to the rezoning. Mr. Bradley spoke in opposition to the rezoning, citing concerns over firearms and spot zoning.

Comm. Kennedy made a motion, seconded by Comm. Gallagher, to concur with the staff advisement to recommend **disapproval** of the proposed 'AG-1' rezoning to the Summit Township Board. *Commissioners approved the motion. Yeas (Beda, Gaede,*

Gallagher, Hawley, Jennings, and Kennedy). Absent (Burns, Hilleary, and Videto).

(2) **CZ | #21-24 | Leoni Township**

Staff summarized his report regarding the proposed rezoning of a property located at 102 N. Lakeside Drive and known as Parcel ID #000-14-09-152-002-01, to 'high density residence and office (R-4)'. Staff advised County Planning Commissioners to recommend **disapproval** of the rezoning (please see the staff report). It was noted that the future land use map provided by JCPC staff recommends moderate-density residential for the property while the future land use map provided by the Township recommends high-density residential. Comm. Jennings was concerned about the discrepancy between the maps provided by JCPC staff and the Township. Mr. Kurts stated he wants the zoning change because it will enable him to get a residential mortgage with a lower interest rate.

Comm. Jennings made a motion, seconded by Comm. Kennedy, to recommend **approval** of the proposed 'R-4' rezoning to the Leoni Township Board. *Commissioners approved the motion. Yeas (Gaede, Gallagher, Hawley, Jennings, and Kennedy). Abstain (Beda). Absent (Burns, Hilleary, and Videto).*

(3) **CZ | #21-18 | Sandstone Township**

Staff summarized his report regarding proposed text amendments that would allow a medical marihuana caregiver as a conditional use in the agricultural residential (AG-1), rural nonfarm residential (RNF-1), suburban residential (RS-1) and Mobile Home Park (MHP) districts. Staff advised County Planning Commissioners to recommend **disapproval** of the text amendments, noting the absence of definitions (please see the staff report).

Comm. Kennedy made a motion, seconded by Comm. Jennings, to recommend **disapproval** of the proposed text amendments to the Sandstone Township Board. *Commissioners approved the motion unanimously.*

(4) **CZ | #21-19 | Sandstone Township**

Staff summarized his report regarding proposed text amendments that would amend the sign regulations in the Zoning Ordinance by making them content neutral. Staff advised County Planning Commissioners to recommend **approval with comments** of the text amendments (please see the staff report). Comm. Gallagher voiced her concern with the holes in the proposed text. Comm. Beda wanted more information regarding the court case.

Comm. Jennings made a motion, seconded by Comm. Kennedy, to recommend **approval with comments** of the proposed text amendments to the Sandstone Township Board. *Commissioners approved the motion unanimously.*

(5) **CZ | #21-20 | Leoni Township**

Staff summarized his report regarding the proposed rezoning of a property located at 2648 E. South Street and known as Parcel ID #000-14-07-451-002-01, to 'light industrial (ML)'. Staff advised County Planning Commissioners to recommend **approval** of the rezoning (please see the staff report).

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

(6) **CZ | #21-21 | Leoni Township**

Staff summarized his report regarding the proposed rezoning of a property located at 3150 Page Avenue and known as Parcel ID #000-14-06-151-005-04, to 'light industrial (ML)'. Staff advised County Planning Commissioners to recommend **approval** of the rezoning (please see the staff report).

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

(7) **CZ | #21-22 | Napoleon Township**

Staff summarized his report regarding proposed text amendments that would allow small solar energy facilities as a permitted use in all zoning districts and utility grid/large scale solar energy facilities as a conditional use in the agricultural (AG), limited industrial (LI), and general industrial (GI) districts. Staff advised County Planning Commissioners to recommend **approval with comments** of the text amendments (please see the staff report). Comm. Hawley noted that adjustable solar panels, which follow the sun, now need to be 16 feet high (rather than 14 feet) according to Detroit Edison.

Comm. Beda made a motion, seconded by Comm. Gallagher, to concur with the staff advisement to recommend **approval with comments** of the proposed text amendments to the Napoleon Township Board. *Commissioners approved the motion unanimously.*

(8) **CZ | #21-23 | Pulaski Township**

Staff reminded Commissioners that they recommended disapproval of Zoning Ordinance amendments that would have allowed for various types of recreational (adult use) marihuana facilities in several districts because there were no definitions. The Township is now supplying those definitions. Staff advised County Planning Commissioners to recommend **approval with comments** of the text amendments (please see the staff report).

Comm. Jennings made a motion, seconded by Comm. Gallagher, to concur with the staff advisement to recommend **approval with comments** of the proposed text amendments to the Pulaski Township Board. *Commissioners approved the motion by majority vote with Comm. Gaede and Comm. Beda voting no.*

(9) **CZ | #21-25 | Leoni Township**

Staff summarized his report regarding the proposed rezoning of a property located at 3133 Whipple Road and known as Parcel ID #000-09-23-377-002-08, to 'suburban residential (RS)'. Staff advised County Planning Commissioners to recommend **approval** of the rezoning (please see the staff report).

Comm. Gaede made a motion, seconded by Comm. Beda, to concur with the staff advisement to recommend **approval** of the proposed 'RS' rezoning to the Leoni Township Board. *Commissioners approved the motion unanimously.*

(10) **CZ | #21-26 | Leoni Township**

Staff summarized his report regarding the proposed rezoning of a property known as Parcel ID #000-09-30-151-007-01, to 'light industrial (ML)'. Staff advised County Planning Commissioners to recommend **approval** of the rezoning (please see the staff report). Comm. Hawley voiced concern over the large amount of land near residential neighborhoods rezoned to industrial sprawl. She could see the property zoned residential or high-density residential.

Comm. Gaede made a motion, seconded by Comm. Jennings, to recommend **disapproval** of the proposed 'ML' rezoning to the Leoni Township Board, citing no water or sewer service and better use as residential. *Commissioners approved the motion unanimously.*

- b. **Consideration of Master Plan(s).** None.
- c. **Farmland & Open Space Preservation Program (PA 116) application(s).**

(1) **FA | #21-01 | Henrietta Township**

Staff summarized his report regarding the proposed PA 116 application for a 120.5 acre farm known as Parcel ID #000-04-28-251-001-04. Staff advised County Planning Commissioners to recommend **approval with comments** of the application (please see the staff report).

Comm. Beda made a motion, seconded by Comm. Gallagher, to concur with the staff advisement to recommend **approval with comments** of the PA 116 application to the Henrietta Township Board. *Commissioners approved the motion unanimously.*

Item 6. **Other Business.**

- a. **Unfinished Business** – Jackson County Master Plan.
Staff reviewed the second draft of the Future Land Use map with the County Planning Commissioners.
- b. **New Business.** None.

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

Item 8. **Commissioner Comment.** Comm. Jennings requests a change in the date and/or time of the JCPC meeting and requests that it be placed on the agenda for next month under new business. Comm. Gaede wanted to know why the first two case votes were by roll call vote. Comm. Beda thinks that voting procedure should be consistent.

Item 9. **Adjournment.** Chair Hawley adjourned the meeting at 7:33 p.m.

Respectfully submitted by:
Grant Bauman, Recording Secretary