



# 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

## 2021 JCPC MEETING MINUTES

Meeting	Page
January 14, 2021 .....	3
February 11, 2021 .....	5
March 11, 2021 [Cancelled]	
April 8, 2021 .....	9
May 13, 2021 .....	13
June 10, 2021 .....	17
July 8, 2021 .....	19
August 12, 2021 [Cancelled]	
September 9, 2021 [Cancelled]	
October 14, 2021 .....	21
November 10, 2021 .....	25
December 9, 2021 .....	27

*This page is intentionally blank.*



# 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

January 14, 2021

**zoom** • Meeting ID: 954 0475 5366 • Passcode: 034113

**Members Present:** Mr. Eric Beda, Industry and Economics (virtually from Jackson); Mr. Roger Gaede, Environment (virtually from Columbia); Ms. Pat Gallagher, At Large (virtually from Leoni); Ms. Nancy Hawley, At Large (virtually from Munith); Mr. Ted Hilleary, Education (virtually from Blackman); Mr. Russ Jennings, At Large (virtually from Leoni); Mr. Corey Kennedy, Jackson County Board of Commissioners (virtually from Leoni); and Mr. Jim Videto, Agriculture (virtually from Spring Arbor)

**Members Absent:** Mr. Timothy Burns, At Large

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

**Others Present:** N/A

- Item 1. **Call to Order and Pledge of Allegiance.** Secretary Hawley called the meeting to order at 6:00 p.m. Those in attendance rose and joined in a virtual Pledge of Allegiance.
- Item 2. **Public Comment.** There was no public comment, but Secretary Hawley took the opportunity to welcome Comm. Gallagher to the Jackson County Planning Commission.
- Item 3. **Approval of Minutes.** Comm. Gaede located a mistake in item 5a(2). The reference should be to the Columbia Township Board rather than the Summit Township Board. Comm. Kennedy made a motion, seconded by Comm. Jennings, to **approve** the December 10, 2020, meeting minutes as corrected. *The motion was approved unanimously.*
- Item 4. **Approval of the Agenda.** Staff noted the addition of election of officers under Item 6b (new business) and the need to rename the second Item 5a(1) as 5a(2). Comm. Videto made a motion, seconded by Comm. Hilleary, to **approve** the January 14, 2021, meeting agenda as corrected. *The motion was approved unanimously.*
- Item 5. **Request(s) for Review, Comment, and Recommendation.**
- a. **Consideration of Township Zoning Amendment(s).**
    - (1) **CZ | #21-01 | Napoleon Township**

Staff summarized his report regarding the proposed rezoning of a property located on Brooklyn Road (M-50) and known as Parcel ID #000-14-36-477-003-02, to 'general commercial (GC)'. Staff advised County Planning Commissioners to recommend **approval** of the rezoning (please see the staff report).

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

---

[www.region2planning.com/jackson-county-planning-commission](http://www.region2planning.com/jackson-county-planning-commission)

(2) **CZ | #21-02 | Leoni Township**

Staff summarized his report pertaining to proposed text amendments regarding regulating medical marijuana primary caregivers as a type of home occupation. Staff noted various comments/suggestions contained in his report aimed at strengthening the regulations. Staff advised County Planning Commissioners to recommend **approval with comments** of the text amendments (please see the staff report).

Comm. Hawley commented that an October 30, 2018, court case decision (#340487) regarding the Charter Township of Ypsilanti disallows limiting primary caregivers to certain zoning districts. Comm. Jennings noted that the amendments boil down to a registration process, rather than limiting yields. He is concerned that no time frame is given for the completion of registrations. Comm. Gallagher noted that the person to grant permits is not designated. She also noted that a registration cost was not specified; staff explained that that is often done by separate resolution.

Comm. Hilleary made a motion, seconded by Comm. Videto, 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 Leoni Township Board. *Commissioners approved the motion by majority vote, with Comm. Gaede voting no.*

- 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.**

**Election of the Chair and Secretary.** Staff asked for nominations for Chair and Secretary of the JCPC in 2021

Comm. Videto made a motion, seconded by Comm. Hilleary, to nominate Comm. Hawley as the JCPC Chair for 2021. She accepted. *Commissioners approved the motion unanimously.*

Comm. Beda made a motion, seconded by Comm. Jennings, to nominate Comm. Beda as the JCPC Secretary for 2021. *Commissioners approved the motion unanimously.*

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

Item 8. **Commissioner Comment.** Comm. Videto welcomed Comm. Gallagher to the JCPC, congratulated Comm. Hawley and Comm. Beda for their election as Chair and Secretary, respectively, and thanked Comm. Hawley for her research. Comm. Gallagher provided a brief biography of herself at the request of Comm. Gaede. Comm. Hawley noted that she gets a lot of her information from the MSU Citizen Planner.

Item 9. **Adjournment.** Chair Hawley adjourned the meeting at 6:33 p.m.

Respectfully submitted by:  
Grant Bauman, Recording Secretary



# 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

February 11, 2021

zoom • Meeting ID: 951 8409 4153 • Passcode: 136714

**Members Present:** Mr. Eric Beda, Industry and Economics (virtually from Jackson); Ms. Pat Gallagher, At Large (virtually from Leoni); Ms. Nancy Hawley, At Large (virtually from Henrietta); Mr. Ted Hilleary, Education (virtually from Blackman); Mr. Russ Jennings, At Large (virtually from Leoni); and Mr. Jim Videto, Agriculture (virtually from Grayling)

**Members Absent:** Mr. Timothy Burns, At Large; Mr. Roger Gaede, Environment; and Mr. Corey Kennedy, Jackson County Board of Commissioners

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

**Others Present:** N/A

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 a virtual Pledge of Allegiance.

Item 2. **Public Comment.** There was no public comment.

Item 3. **Approval of Minutes.** Comm. Gallagher made a motion, seconded by Comm. Jennings, to **approve** the January 14, 2021, meeting minutes as presented. *The motion was approved unanimously.*

Item 4. **Approval of the Agenda.** Comm. Videto made a motion, seconded by Comm. Jennings, to **approve** the February 11, 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 | #21-03 | Leoni Township**

Staff summarized his report regarding the proposed rezoning of a property located on South Street and known as Parcel ID #000-14-07-351-001-01, to 'light industrial (ML)'. Staff advised County Planning Commissioners to recommend **approval** of the rezoning (please see the staff report).

Commissioners Videto and Gallagher asked if the answer to question #3 under Staff Analysis on page #6 of the agenda packet should be 'No'. Staff confirmed the need to make that change on the staff report. Comm. Beda made a motion, seconded by Comm. Gallagher, to concur (with correction) of the staff advisement to recommend

---

[www.region2planning.com/jackson-county-planning-commission](http://www.region2planning.com/jackson-county-planning-commission)

*approval* of the proposed 'ML' rezoning to the Leoni Township Board. *Commissioners approved the motion unanimously.*

(2) **CZ | #21-04 | Sandstone Township**

Staff summarized his report regarding proposed text amendments that would regulate indoor and outdoor sport shooting ranges as a conditional use in the Agricultural Residential (AG-1) district. Staff mentioned that the various comments/suggestions contained in his report are aimed at strengthening the regulations in terms of consistency and understanding. Staff advised County Planning Commissioners to recommend **approval with comments** of the text amendments (please see the staff report).

Comm. Gallagher suggested that security cameras could be installed to aid in the management of facilities. Comm. Gallagher also had questions about Subsection C(4)c; Comm. Hawley explained that an applicant must submit details about the shooting range. Commissioners Videto and Gallagher both noted that lead recovery should be considered (i.e. lead contamination from bullets could leak into groundwater); they also asked if permits from the Michigan Department of Environment, Great Lakes, and Environment (EGLE) are needed. Comm. Hilleary asked how the Occupational Safety and Health Administration (OSHA) would get involved. Comm. Beda said that the particulars regarding lead should be addressed prior to voting. Comm. Gallagher asked about oversight. Staff referred her to Subsection A(7) regarding annual licensing. Comm. Videto stated that the JCPC is not a regulatory agency; Commissioners Hawley and Gallagher agreed. Com. Beda stated that the Township should go through the proper channels/due diligence before moving forward.

Comm. Hilleary made a motion, seconded by Comm. Gallagher, 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 Sandstone Township Board. *Commissioners approved the motion by majority vote, with Comm. Beda voting no.*

- 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.**

**2020 JCPC Annual Report.** Staff provided a brief overview of the annual report., noting the need to change the year in item #1 to 2020. He requested that commissioners approve it so that it can be forwarded to the County Board as required by the Michigan Planning Enabling Act. Comm. Jennings made a motion, seconded by Comm. Beda, to approve the 2020 JCPC Annual Report. *Commissioners approved the motion unanimously.*

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

Item 8. **Commissioner Comment.** Comm. Hilleary asked about municipal involvement in nonmotorized planning. Staff explained that participation was encouraged during the development of the recent *Jackson City + County Nonmotorized Plan* and that municipalities were asked to adopt the plan as their local plan. Comm. Hawley alerted commissioners to the annual tree sale through the Jackson Conservation District.

Item 9. **Adjournment.** Chair Hawley adjourned the meeting at 6:38 p.m.

Respectfully submitted by:  
Grant Bauman, Recording Secretary

*This page is intentionally blank.*





# 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:

---

[www.region2planning.com/jackson-county-planning-commission](http://www.region2planning.com/jackson-county-planning-commission)

- 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

*This page is intentionally blank.*



# 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

5<sup>th</sup> 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 Napoleon 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).

[www.region2planning.com/jackson-county-planning-commission](http://www.region2planning.com/jackson-county-planning-commission)

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

*This page is intentionally blank.*





# 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.

[www.region2planning.com/jackson-county-planning-commission](http://www.region2planning.com/jackson-county-planning-commission)

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



# 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

July 8, 2021

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

**Members Present:** Mr. Eric Beda, Industry and Economics; Ms. Pat Gallagher, At Large; Ms. Nancy Hawley, At Large; Mr. Ted Hilleary, Education; Mr. Russ Jennings, At Large; and Mr. Jim Videto, Agriculture

**Members Absent:** Mr. Timothy Burns, At Large; Mr. Roger Gaede, Environment; and Mr. Corey Kennedy, Jackson County Board of Commissioners

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

**Others Present:** None

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. Videto made a motion, seconded by Comm. Hilleary, to **approve** the June 10, 2021, meeting minutes as presented. *The motion was approved unanimously.*

Item 4. **Approval of the Agenda.** Comm. Videto made a motion, seconded by Comm. Jennings, to **approve** the July 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 | #21-15 | Leoni Township**

Staff summarized his report regarding the proposed rezoning of a property located at 4946 Page Avenue and known as Parcel ID #000-14-04-451-009-00, to 'light industrial (ML)'. Staff advised County Planning Commissioners to recommend **disapproval** of the rezoning (please see the staff report). Also discussed was the recent 'ML' rezoning request at the corner of Sixth Street and Page Avenue; the Leoni Township Planning Commission and the JCPC both voted to recommend disapproval of that rezoning request.

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.*

(2) **CZ | #21-16 | Pulaski Township**

Staff summarized his report regarding proposed text amendments that would

---

[www.region2planning.com/jackson-county-planning-commission](http://www.region2planning.com/jackson-county-planning-commission)

amend the listings of permitted uses in the ‘Agricultural (AG-1)’, ‘Local Commercial (C-1)’, and ‘Light Industrial (I-1)’ districts to allow for ‘recreational marihuana facilities’ (in addition to ‘medical marihuana facilities’) in general and ‘Commercial Recreational Marihuana Adult-Use Retail Centers’ specifically in the ‘C-1’ and ‘I-1’ districts. Staff advised County Planning Commissioners to recommend **approval with comments** of the text amendments, noting the need for definitions regarding the new facilities (please see the staff report). Comm. Videto voiced concern about adding the new uses in the various districts without defining them. Comm. Hawley suggested referencing the state definitions.

Comm. Videto made a motion, seconded by Comm. Gallagher, to recommend **disapproval** of the proposed text amendments to the Pulaski Township Board, noting the need to define recreational marihuana and commercial recreational marihuana adult-use retail centers. *Commissioners approved the motion unanimously.*

(3) **CZ | #21-16 | Summit Township**

Staff summarized his report regarding the proposed rezoning of two Weatherwax Drive properties known as Parcel ID #000-13-17-287-060-00 and #000-13-17-287-057-06, to ‘general commercial (C-2)’. Staff advised County Planning Commissioners to recommend **approval** of the rezoning (please see the staff report).

Comm. Jennings made a motion, seconded by Comm. Hilleary, to concur with the staff advisement to recommend **approval** of the proposed ‘C-2’ rezonings to the Summit 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 reviewed the first draft of the Future Land Use map with the County Planning Commissioners. Commissioners agreed with the designation of the developed areas of Jackson County. However, Commissioners requested that the ‘Developed Areas’ designation be renamed ‘Urban Developed Areas’ and that the ‘Agricultural Preservation’ designation be renamed ‘Rural Developed Areas’.

- 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.

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

Respectfully submitted by:  
Grant Bauman, Recording Secretary



# 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

October 14, 2021

5<sup>th</sup> 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,*

[www.region2planning.com/jackson-county-planning-commission](http://www.region2planning.com/jackson-county-planning-commission)

*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





# 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

November 10, 2021

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

**Members Present:** Ms. Pat Gallagher, At Large; Ms. Nancy Hawley, At Large; Mr. Ted Hilleary, Education; Mr. Russ Jennings, At Large; 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. Roger Gaede, Environment

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

**Others Present:** None

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. Gallagher, to **approve** the October 14, 2021, meeting minutes as presented. *The motion was approved unanimously.*

Item 4. **Approval of the Agenda.** Comm. Kennedy made a motion, seconded by Comm. Videto, to **approve** the November 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 | #21-28 | Summit Township**

Staff summarized his report regarding the proposed rezoning of a portion of property located on Robinson Road (Parcel ID #000-13-07-426-027-02) to 'suburban residential 2 (RS-2)'. Staff advised County Planning Commissioners to recommend **approval** of the rezoning (please see the staff report).

Comm. Videto made a motion, seconded by Comm. Hilleary, to concur with the staff advisement to recommend **approval** of the proposed 'RS-2' rezoning to the Summit Township Board. *The motion was approved unanimously.*

(2) **CZ | #21-29 | Norvell Township**

Staff summarized his report regarding a proposed ordinance that would allow a medical marijuana caregiver as a home occupation in the agricultural residential (AG-1) on lots of at least 5 acres. Staff advised County Planning Commissioners to

---

[www.region2planning.com/jackson-county-planning-commission](http://www.region2planning.com/jackson-county-planning-commission)

recommend **approval with comments** of the ordinance, noting the need to incorporate the standalone ordinance into the zoning ordinance and the other comments provided in the staff report (please see the staff report).

Comm. Videto wondered if the proposal should be approved based upon the changes recommended by staff. He stated this concern also applies to recommendations in general. There was lots of discussion.

Comm. Hilleary made a motion, seconded by Comm. Kennedy, to recommend **approval with comments** of the proposed ordinance to the Norvell Township Board if the concerns listed in the staff report are addressed (see the staff report). *Commissioners approved the motion by majority vote with Comm. Jennings voting no.*

(3) **CZ | #21-30 | Norvell Township**

Staff summarized his report regarding various proposed text amendments to the Norvell Township Zoning Ordinance. 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. Hilleary, to concur with the staff advisement to recommend **approval with comments** of the proposed text amendments to the Norvell Township Board. *The motion was approved 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 reviewed the second draft of the Future Land Use map, and accompanying text, with the County Planning Commissioners.

Comm. Videto made a motion, seconded by Comm. Hilleary, to **approve** the modifications to the Future Land Use map. *The motion was approved unanimously.*

- b. **New Business.** 2022 Meeting & Submittal Deadline Schedules.

A change in the day of the month the Jackson County Planning Commission meets was discussed, but ultimately rejected.

Comm. Kennedy made a motion, seconded by Comm. Hilleary, to **approve** the 2022 Meeting & Submittal Deadline Schedules. *The motion was approved unanimously.*

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

Item 8. **Commissioner Comment.** Chair Hawley mentioned that Connected Nation came out to Henrietta Township. Money is available for broadband coverage and she thought it might be of interest to others.

Item 9. **Adjournment.** Chair Hawley adjourned the meeting at 6:44 p.m.

Respectfully submitted by:  
Grant Bauman, Recording Secretary



# 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

December 9, 2021

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

**Members Present:** Mr. Timothy Burns, At Large; Ms. Nancy Hawley, At Large; Mr. Ted Hilleary, Education; Mr. Russ Jennings, At Large; and Mr. Jim Videto, Agriculture

**Members Absent:** Mr. Eric Beda, Industry and Economics; Mr. Roger Gaede, Environment; Ms. Pat Gallagher, At Large; and Mr. Corey Kennedy, Jackson County Board of Commissioners

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

**Others Present:** None

- 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. Jennings, to **approve** the November 10, 2021, meeting minutes as presented. *The motion was approved unanimously.*
- Item 4. **Approval of the Agenda.** Comm. Hilleary made a motion, seconded by Comm. Jennings, to **approve** the December 9, 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 | #21-31 | Napoleon Township**

Staff summarized his report regarding the proposed rezoning of a portion of property located on Brooklyn Road (M-50) (Parcel ID #115-14-36-427-008-00) to 'general commercial (GC)'. Staff advised County Planning Commissioners to recommend **approval** of the rezoning (please see the staff report).

Comm. Jennings made a motion, seconded by Comm. Hilleary, to concur with the staff advisement to recommend **approval** of the proposed 'GC' rezoning to the Napoleon Township Board. *The motion was approved unanimously.*
  - Consideration of Master Plan(s).** None.
  - Farmland & Open Space Preservation Program (PA 116) application(s).** None.
- Item 6. **Other Business.**
- Unfinished Business.** None.

[www.region2planning.com/jackson-county-planning-commission](http://www.region2planning.com/jackson-county-planning-commission)

- b. **New Business.** None.
- Item 7. **Public Comment.** None.
- Item 8. **Commissioner Comment.** Commissioners wished each other a Merry Christmas.
- Item 9. **Adjournment.** Chair Hawley adjourned the meeting at 6:10 p.m.

Respectfully submitted by:  
Grant Bauman, Recording Secretary