



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

2022 JCPC MEETING MINUTES

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MEETING MINUTES

January 13, 2022

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

Members Present: Mr. Eric Beda, Industry and Economics; Mr. Timothy Burns, At Large; Ms. Pat Gallagher, At Large; Ms. Nancy Hawley, At Large; and Mr. Ted Hilleary, Education

Members Absent: Mr. Roger Gaede, Environment; Mr. Russ Jennings, At Large; Mr. Corey Kennedy, Jackson County Board of Commissioners; and Mr. Jim Videto, Agriculture

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 6:01 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. Beda, to **approve** the December 9, 2021, meeting minutes as presented. *The motion was approved unanimously.*
- Item 4. **Approval of the Agenda.** Staff noted that election of officers for 2022 should be added to the agenda under new business. Comm. Hilleary made a motion, seconded by Comm. Burns, to **approve** the January 13, 2022, meeting agenda as amended. *The motion was approved unanimously.*
- Item 5. **Request(s) for Review, Comment, and Recommendation.**
- a. **Consideration of Township Zoning Amendment(s).**
- (1) **CZ | #22-01 | Leoni Township**
- Staff summarized his report regarding the proposed rezoning of 20 properties located on Lakeside Drive to 'one-family residential (R-1)'. Staff advised County Planning Commissioners to recommend **approval** of the rezonings (please see the staff report).
- Comm. Burns made a motion, seconded by Comm. Hilleary, to concur with the staff advisement to recommend **approval** of the proposed 'R-1' rezonings to the Leoni Township Board. *The motion was approved unanimously.*
- (2) **CZ | #22-02A | Rives Township**
- Staff summarized his report regarding the proposed rezoning of portions of 2 properties located on Rives Junction Road to 'agricultural (A)'. Staff advised County Planning Commissioners to recommend **approval** of the rezonings (please see the staff report).

Comm. Beda made a motion, seconded by Comm. Hilleary, to concur with the staff advisement to recommend **approval** of the proposed 'A' rezonings to the Rives Township Board. *The motion was approved unanimously.*

(3) **CZ | #22-02B | Rives Township**

Staff summarized his report regarding the proposed rezoning of 3 properties located in the southwest corner of the intersection of Berry and Easton Roads to 'agricultural (A)'. Staff advised County Planning Commissioners to recommend **approval** of the rezonings (please see the staff report).

Comm. Hilleary made a motion, seconded by Comm. Gallagher, to concur with the staff advisement to recommend **approval** of the proposed 'A' rezonings to the Rives 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.**

- b. **Unfinished Business** – Jackson County Master Plan.

Commissioners reviewed the draft introductory chapter of the master plan. After asking a few questions, Commissioners reached consensus on accepting the document.

- c. **New Business.** – Election of Officers.

Staff reminded Commissioners that Comm. Hawley currently serves as the Chair of the Planning Commission and Comm. Beda serves as its Secretary.

Comm. Burns made a motion, seconded by Comm. Hilleary, to maintain the current slate of officers for 2022. *The motion was approved unanimously.*

Comm. Hawley and Comm. Beda were congratulated on their election.

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

Item 8. **Commissioner Comment.** Comm. Beda recognized the wealth of information that Comm. Hawley brings to the Commission.

Item 9. **Adjournment.** Chair Hawley adjourned the meeting at 6:32 p.m.

Respectfully submitted by:

Grant Bauman, Recording Secretary



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MEETING MINUTES

February 10, 2022

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

Members Present: Mr. Eric Beda, Industry and Economics; Mr. Timothy Burns, At Large; Mr. Roger Gaede, Environment; 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: None

Liaisons Present: Mr. Grant Bauman, Principal Planner, and Mr. Stephen Bezold, Associate 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.
- Mr. Bauman introduced Stephen Bezold, a new planner on the R2PC staff, to the Commissioners. The Commissioners, in turn, introduced themselves to Mr. Bezold.
- Item 2. **Public Comment.** There was no public comment.
- Item 3. **Approval of Minutes.** Comm. Beda made a motion, seconded by Comm. Hilleary, to **approve** the January 13, 2022, meeting minutes as presented. *The motion was approved unanimously.*
- Item 4. **Approval of the Agenda.** Comm. Videto made a motion, seconded by Comm. Beda, to **approve** the February 10, 2022, 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 | #22-03 | Hanover Township**
- Staff summarized his report regarding the proposed text amendments pertaining to 'Primary Caregiver Operations' (i.e., medical marijuana). Staff advised County Planning Commissioners to recommend **approval with comments** of the proposed text amendments (please see the staff report). Comm. Hawley voiced concerns with allowing the use in accessory structures and allowing it as a conditional use (which goes with the property).
- Comm. Gallagher made a motion, seconded by Comm. Beda, to concur with the staff advisement to recommend **approval with comments** of the proposed text amendments regarding 'Primary Caregiver Operations' to the Hanover Township Board (please see the staff report). *The motion was approved by majority vote with Comm. Videto, Comm. Gaede, and Comm. Jennings voting no.*

- b. **Consideration of Master Plan(s).** None.
 - c. **Farmland & Open Space Preservation Program (PA 116) application(s).** None.
 - Item 6. **Other Business.**
 - b. **Unfinished Business** – Jackson County Master Plan.

Commissioners reviewed the first full draft of the Jackson County Master Plan. It was suggested that the multiple references to Parma Township be removed from the listing of municipalities on Page 2-3. Staff asked that additional comments be forwarded to them and they will be compiled for the March JCPC meeting.
 - c. **New Business.** – None.
 - Item 7. **Public Comment.** None.
 - Item 8. **Commissioner Comment.** Comm. Videto suggested that motions to disapprove with comments should be considered.
 - Item 9. **Adjournment.** Chair Hawley adjourned the meeting at 6:39 p.m.
- Respectfully submitted by:
Grant Bauman, Recording Secretary



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MEETING MINUTES

March 10, 2022

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

Members Present: Mr. Roger Gaede, Environment; 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; Ms. Pat Gallagher, At Large; and Mr. Russ Jennings, At Large

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. Videto, to **approve** the February 10, 2022, 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 March 10, 2022, 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).** None.

b. **Consideration of Master Plan(s).** None.

c. **Farmland & Open Space Preservation Program (PA 116) application(s).** None.

Item 6. **Other Business.**

b. **Unfinished Business – Jackson County Master Plan.**

Commissioners reviewed the full draft of the Jackson County Master Plan prior to sending it to the County Board of Commissioners for review and release for public comment. Comm. Gaede suggested that areas of concern (i.e., endangered species) should be added to the plan. After some discussion, it was decided to add the following item as Action #7 under the Natural Resources goal (see pages 3-8 and 3-9 of the master plan):

7. Land owners should be aware of endangered species that may be present. Those plants and animals of concern should be protected. Check with the Jackson County Conservation District (www.jacksoncd.org).

Comm. Kennedy made a motion, seconded by Comm. Hilleary, to **approve** the master plan with the Commission's added recommendation. *The motion was approved unanimously.*

c. **New Business.** – 2021 JCPC Annual Report.

Comm. Kennedy had to depart, leaving the Commission without a quorum. Consequently, the vote on the 2021 JCPC Annual Report was postponed until the April 14, 2022, meeting.

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

Item 8. **Commissioner Comment.** Comm. Hawley announced proposed state legislation that would require primary caregivers (i.e., medical marihuana) to register the products they produce. Comm. Gaede spoke about his concerns regarding endangered species.

Item 9. **Adjournment.** Chair Hawley adjourned the meeting at 6:54 p.m.

Respectfully submitted by:

Grant Bauman, Recording Secretary



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MEETING MINUTES

April 14, 2022

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

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

Liaisons Present: Mr. Grant Bauman, Principal Planner, and Mr. Stephen Bezold, Associate Planner

Others Present: Mr. Jeromy Alexander and Mr. John Spencer

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.** Mr. Spencer stated he was in attendance concerning the Solar Energy Ordinance in Leoni Township.

Item 3. **Approval of Minutes.** Comm. Videto made a motion, seconded by Comm. Hilleary, to **approve** the March 10, 2022, meeting minutes as presented. *The motion was approved unanimously.*

Item 4. **Approval of the Agenda.** Comm. Burns made a motion, seconded by Comm. Beda, to **approve** the April 14, 2022, 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 | #22-04 | Leoni Township**

Staff summarized his report regarding the proposed text amendments pertaining to 'Solar Energy Systems'. Staff advised County Planning Commissioners to recommend **disapproval** of the proposed text amendments (please see the staff report); the proposed amendments need significant changes before they are approved. Comm. Hawley voiced concerns over the need for section and article numbers as well as other issues summarized by staff. Comm. Beda asked what the community thought. Comm. Jennings said he understood that the Township Board will refer the amendments to the Township Attorney who will address the deficiencies. Comm. Videto saw a lot of holes in the amendments.

Comm. Jennings made a motion, seconded by Comm. Hilleary, to concur with the staff advisement to recommend **disapproval** of the proposed text amendments regarding 'Solar Energy Systems' to the Leoni Township Board (please see the staff report). *The motion was approved unanimously.*

(2) **CZ | #22-05 | Spring Arbor Township**

Staff summarized his report regarding the proposed text amendments pertaining to 'Owner Occupied Businesses'. Staff advised County Planning Commissioners to recommend **approval** of the proposed text amendments (please see the staff report). In response to a question asked by Comm. Beda, staff stated that the amendments add a new use rather than taking away anything. Comm. Videto thinks the new use should be available to an owner and their immediate family.

Comm. Burns made a motion, seconded by Comm. Jennings, to recommend **approval with commissioner comments** of the proposed text amendments regarding 'Owner Occupied Businesses' to the Spring Arbor Township Board (please see these meeting minutes). *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** – None.
- b. **New Business.**

(1) *2021 JCPC Annual Report.* Staff summarized the annual report.

Comm. Beda made a motion, seconded by Comm. Videto, to **approve** the *2021 JCPC Annual Report* as presented. *The motion was approved unanimously.*

(2) Staff announced the release of a notice of intent to prepare a master plan by Columbia Township.

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

Item 8. **Commissioner Comment.** Comm. Hawley provided Commissioners, staff, and guests with a flyer regarding a class offered by Michigan State University Extension (MSUE) on 'Planning and Zoning for Solar Energy Systems'. A session is scheduled in Jackson on May 24.

Item 9. **Adjournment.** Chair Hawley adjourned the meeting at 6:42 p.m.

Respectfully submitted by:

Grant Bauman, Recording Secretary



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MEETING MINUTES

May 12, 2022

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

Members Present: Mr. Eric Beda, Industry and Economics; Mr. Roger Gaede, Environment; Ms. Nancy Hawley, At Large; Mr. Ted Hilleary, Education; and Mr. Jim Videto, Agriculture

Members Absent: Mr. Timothy Burns, At Large; Ms. Pat Gallagher, At Large; Mr. Russ Jennings, At Large; and Mr. Corey Kennedy, Jackson County Board of Commissioners

Liaisons Present: Mr. Grant Bauman, Principal Planner, and Mr. Stephen Bezold, Associate Planner

Others Present: Mr. Mike Boorom and Mr. John Worden

Item 1. **Call to Order and Pledge of Allegiance.** Chair Hawley called the meeting to order at 6:20 p.m. Those in attendance rose and joined in the Pledge of Allegiance.

Item 2. **Public Comment.** None.

Item 3. **Approval of Minutes.** Comm. Videto made a motion, seconded by Comm. Hilleary, to **approve** the April 14, 2022, 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 May 12, 2022, 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 | #22-06 | Napoleon Township**

Staff summarized his report regarding the proposed rezoning of 4 units in the Fox Farm Professional Plaza Site Condominiums (ID #089-14-35-100-002-00, ID #089-14-35-100-003-00, ID #089-14-35-100-004-00, and ID #089-14-35-100-005-00) to 'multi-family residential (RM)'. Staff advised County Planning Commissioners to recommend **approval** of the rezonings (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 'RM' rezonings to the Napoleon Township Board. *The motion was approved unanimously.*

(2) **CZ | #22-07 | Napoleon Township**

Staff summarized his report regarding the proposed rezoning of all of 1 property (ID #000-14-33-101-002-00) and small portions of 2 other properties (ID #000-14-33-101-003-00 and ID #000-14-33-101-004-00), located at the intersection of Clark Lake Road and Wheaton Road, to 'single-family residential (R-1)'. If the zoning is approved, the applicant will create 4 single-family residential building lots. Staff advised County Planning Commissioners to recommend **approval** of the rezonings (please see the staff report).

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

(2) **CZ | #22-08 | Napoleon Township**

Staff summarized his report regarding the proposed rezoning of a large landlocked property (ID #000-14-18-326-001-00), located near South Street, to 'agricultural (AG-1)'. Staff advised County Planning Commissioners to recommend **approval** of the rezonings (please see the staff report).

Comm. Videto made a motion, seconded by Comm. Gaede, to concur with the staff advisement to recommend **approval** of the proposed 'AG-1' rezoning to the Napoleon 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** – None.

b. **New Business** – None.

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

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

Item 9. **Adjournment.** Chair Hawley adjourned the meeting at 6:45 p.m.

Respectfully submitted by:
Grant Bauman, Recording Secretary



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MEETING MINUTES

June 9, 2022

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

Members Present: Mr. Timothy Burns, At Large; Mr. Roger Gaede, Environment; 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; Ms. Pat Gallagher, At Large; and Mr. Russ Jennings, At Large

Liaisons Present: Mr. Grant Bauman, Principal Planner, and Mr. Stephen Bezold, Associate Planner

Others Present: Mr. Anton Schauerte

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.** None.

Item 3. **Approval of Minutes.** Comm. Videto made a motion, seconded by Comm. Hilleary, to **approve** the May 12, 2022, 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 9, 2022, 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 | #22-09 | Grass Lake Charter Township**

Staff summarized his report regarding the proposed rezoning of a property (ID #000-10-13-401-001-01) located on Clear Lake Road, just north of I-94's Exit 153, to 'Highway Commercial (HC)'. Staff advised County Planning Commissioners to recommend **approval** of the rezoning (please see the staff report).

Comm. Gaede voiced his concern regarding the presence of a stream and ponds on the property. He suggested that the site plan review for the property should identify the presence of wetlands (conducted by the Michigan Department of Environment, Great Lakes, and Energy (EGLE)). Chair Hawley concurred.

Comm. Burns made a motion, seconded by Comm. Hilleary, to recommend **approval with comments** of the proposed 'HC' rezoning to the Grass Lake Charter 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** – None.

b. **New Business** – None.

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

Item 8. **Commissioner Comment.**

Comm. Hilleary reported that the U.S. Environmental Protection Agency (EPA) will clean up the contaminated Michner Plating property located on Mechanic Street, just north of Downtown Jackson.

Chair Hawley reported on the seminar she attended in May regarding the regulation of solar farms. She can provide a link to the presentation to anyone that is interested. Comm. Gaede voiced his concern that the shade generated by solar panels diminishes the carbon sequestration produced by the vegetation growing beneath them. Comm. Videto voiced his concern regarding the disposal of solar panels.

Item 9. **Adjournment.** Chair Hawley adjourned the meeting at 6:30 p.m.

Respectfully submitted by:

Grant Bauman, Recording Secretary



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MEETING MINUTES

August 11, 2022

17th Floor Commission Chambers • Jackson County Tower Building • Jackson, Michigan

Members Present: Mr. Eric Beda, At Large; Ms. Pat Gallagher, At Large; Ms. Nancy Hawley, At Large; Mr. Ted Hilleary, Education; Mr. Russ Jennings, At Large; and Mr. Corey Kennedy, Jackson County Board of Commissioners

Members Absent: Mr. Timothy Burns, At Large; Mr. Roger Gaede, Environment; and Mr. Jim Videto, Agriculture

Liaisons Present: Mr. Stephen Bezold, Associate Planner, and Mr. Brett Gatz, Intern

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.** None.

Item 3. **Approval of Minutes.** Comm. Kennedy made a motion, seconded by Comm. Hilleary, to **approve** the June 9, 2022, 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 August 11, 2022, 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 | #22-10 | Leoni Township**

Staff summarized his report regarding the proposed text amendments pertaining to the authorization of Digital Billboards within Highway Business Districts for Off Site Signs. Staff advised County Planning Commissioners to recommend **approval** of the rezoning (please see the staff report).

Comm. Hilleary raised a question regarding what constitutes a nuisance to motor vehicles. Staff suggested that approval should include comments to clarify what constitutes a nuisance.

Comm. Kennedy made a motion, seconded by Comm. Hilleary, to recommend **approval with comments** of the proposed text amendment to the Leoni Township Board. *The motion was approved unanimously.*

(2) **CZ | #22-11 | Napoleon Township**

Staff summarized his report regarding the proposed rezoning of a property (ID #000-14-16-301-001-00) to 'Rural Residential (RR)'. Staff advised County Planning Commissioners to recommend **approval** of the rezoning (please see the staff report).

Comm. Kennedy raised a concern regarding the proximity of the subject parcel to the waterline of Center Lake.

Comm. Gallagher made a motion, seconded by Comm. Jennings, to concur with the staff advisement to recommend **approval with comments** of the proposed 'RR' rezoning to the Napoleon Township Board. *The motion was approved unanimously.*

(3) **CZ | #22-12 | Napoleon Township**

Staff summarized his report regarding the proposed text amendment regarding accessory structure maximum heights and maintenance of animals conditional uses. If the text amendment is approved, the zoning ordinance would allow for increased heights for accessory structures and allow for the keeping of horses to be permitted as a conditional use. Staff advised County Planning Commissioners to recommend **approval** of the text amendment (please see the staff report).

Comm. Kennedy raised a concern regarding the number of horses to the acreage of the property.

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

(4) **CZ | #22-13 | Napoleon Township**

Staff summarized his report regarding the proposed rezoning of two properties (ID #000-14-18-327-001-02 & ID #000-14-19-327-001-01), located off Brooklyn Road, to 'general commercial (GC)' from 'mobile home park (MHP)'. Staff advised County Planning Commissioners to recommend **approval** of the rezonings (please see the staff report).

Comm. Jennings made a comment regarding a creek that is on the property that the applicant had not made note of. The planning commission would like the township to note any environmental constraints this would pose.

Comm. Jennings made a motion, seconded by Comm. Hilleary, to concur with the staff advisement to recommend **approval with comments** of the proposed 'GC' rezoning to the Napoleon 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*

Commissioners reviewed the full draft of the Jackson County Master Plan prior to sending it to the County Board of Commissioners for adoption. Comm. Hilleary made a motion, seconded by Comm. Jennings, to **approve** the master plan. *The motion was approved unanimously.*

a. **New Business** – None.

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

Item 8. **Commissioner Comment.**

Chair Hawley reported on the efficacy and lifetime usability of solar panels following questions at the May 2022 planning commission meeting. She provided additional materials that provide more answers regarding the disposal, recycling, and repair of solar panels.

Item 9. **Adjournment.** Chair Hawley adjourned the meeting at 6:45 p.m.

Respectfully submitted by:
Stephen Bezold, Recording Secretary



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MEETING MINUTES

December 8, 2022

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

Members Present: Mr. Eric Beda, At Large; Ms. Pat Gallagher, At Large; Ms. Nancy Hawley, At Large; Mr. Ted Hilleary, Education; Mr. Timothy Burns, At Large; Mr. Corey Kennedy, Jackson County Board of Commissioners; and Mr. Jim Videto, Agriculture

Members Absent: Mr. Russ Jennings, At Large; Mr. Roger Gaede, Environment;

Liaisons Present: Mr. Stephen Bezold, 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.** None.

Item 3. **Approval of Minutes.** Comm. Kennedy made a motion, seconded by Comm. Hilleary, to **approve** the August 8, 2022, meeting minutes as presented. *The motion was approved unanimously.*

Item 4. **Approval of the Agenda.** Mr. Bezold made a note to amend the agenda to reflect the 2023 Meeting Schedule and news of his departure from Region 2 in the New Business section. Comm. Kennedy made a motion, seconded by Comm. Hilleary, to **approve** the amended December 8, 2022, 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 | #22-14 | Henrietta Township**

Staff summarized his report regarding the proposed text amendments pertaining to the revisions to the General Provisions, Mobile Home Age Limitations, Automobile Services, Electric Vehicle Charging Stations, Size of Premises, and Site Plan and Approval. 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 recommend **approval with comments** of the proposed text amendment to the Henrietta Township Board. *The motion was approved unanimously.*

(2) **CZ | #22-15 | Columbia Township**

Staff summarized his report regarding the proposed rezoning of a property (ID #38000-19-31-151-001-00) to 'Commercial Highway Services (C-3)'. Staff advised County Planning Commissioners to recommend **approval** of the rezoning (please see the staff report).

Comm. Hawley raised a concern regarding the reduction in prime soil area and active farmland in the area and that the township should consider splitting the parcel so that the frontage on US-127 is converted to 'Commercial Highway Services (C-3)' while the inner acreage remains for agricultural use.

Comm. Kennedy made a motion, seconded by Comm. Gallagher, to concur with the staff advisement to recommend **approval with comments** of the proposed 'RR' rezoning to the Columbia Township Board. *The motion was approved unanimously.*

(3) **CZ | #22-16 | Spring Arbor Township**

Staff summarized his report regarding the proposed rezoning of one property (ID #000-12-26-401-001-00), located off Horton Road, to 'Rural Non-Farm Residential (RNF-1)' from 'Agricultural (AG-1)'. 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 'Rural Non-Farm Residential (RNF-1)' rezoning to the Spring Arbor Township Board. *The motion was approved unanimously.*

(4) **CZ | #22-17 | Henrietta Township**

Staff summarized his report regarding the proposed rezoning of one property (ID #083-04-13-229-002-00), located off Plum Orchard Road and Main Street, to 'Commercial-2 (C-2)' from 'Commercial-1 (C-1)'. Staff advised County Planning Commissioners to recommend **approval** of the rezoning (please see the staff report).

Comm. Hilleary made a motion, seconded by Comm. Videto, to concur with the staff advisement to recommend **approval** of the proposed 'Commercial-2 (C-2)' rezoning to the Henrietta 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 – None.**a. **New Business –**i. **2023 Meeting Calendar**

Staff provided the Commissioners with an updated meeting schedule for 2023.

ii. **Staff Departure**

Staff explained that he was leaving the Region 2 Planning Commission and that

the December meeting was his last staffing the JCPC. R2PC Staff will handle JCPC responsibilities following his departure.

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

Item 8. **Commissioner Comment.**

Comm. Beda informed the PC that his term was ending and that he would not be resuming his appointment. The rest of the PC thank him and Mr. Bezold for their time with the JCPC.

Item 9. **Adjournment.** Chair Hawley adjourned the meeting at 6:31 p.m.

Respectfully submitted by:
Stephen Bezold, Recording Secretary