



# Jackson County Planning Commission

Staffed by the Region 2 Planning Commission (R2PC)

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## MEETING MINUTES

November 9, 2023

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

**Members Present:** Ms. Nancy Hawley, At Large; Mr. Ted Hilleary, Education; Mr. Corey Kennedy, Jackson County Board of Commissioners; Mr. Kurt Cole; Ms. Mary Wolcott; Mr. Jim Minnick, Jr.; Mr. Jim Videto; Ms. Jennifer Benedetto

**Members Absent:** Ms. Pat Gallagher;

**Staff Present:** Mr. Zack Smith, Ms. Alissa Starling, R2PC.

**Others Present:** Stephen Rivet, Land and Liberty Coalition; Kevin Cromley

- 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.** Stephen Rivet - With Land and Liberty Coalition, renewable energy coalition, support group – said he was at the meeting to provide support, resources for renewable energy. His group stands behind 4 principles: property rights, economic development, renewable energy, national defense and security. Mr. Rivet said he was a mechanical engineer and planning commission member in Grand Ledge and pointed out that solar has become a thorny issue around the state and feels the most of the problems are around expectations of all parties, and that it has escalated to the state level. He said that he was at the JCPC meeting as a neutral party and called himself a solar advocate who was looking to provide all sides to the argument.
- Item 3. **Approval of Minutes.** Comm. Cole noted that his first name is spelled Kurt with a K, not a C as is in the October Minutes. Comm. Wolcott made a motion, seconded by Comm. Cole, to **approve** the October 12, 2023, meeting minutes with the correction of the spelling of Kurt. *The motion was approved unanimously.*
- Item 4. **Approval of the Agenda.** Ms. Starling of R2PC suggested that CZ #23-18 Parma be removed from the agenda because they did not correctly notify the public. Comm. Minnick made a motion to exclude Parma **and approve the agenda** for November 9, 2023 **as amended**, seconded by Comm. Cole. *The motion was approved unanimously.*

## Item 5. Request(s) for Review, Comment, and Recommendation.

## a. Consideration of Township Zoning Amendment(s).

## (1) CZ | #23-19 | Hanover Township

Staff referred to a report regarding a rezoning request for 2 parcels on Moscow Road in Hanover Township. Staff recommended disapproval of the rezoning application.

Discussion: Comm. Hawley opened with a statement about what it is to rezone and why. Comm. Cole noted that the rezone does not fit with future use. Comm. Minnick said that he thinks it should be rezoned because it abuts a lot that is already zoned industrial. Comm. Hawley asked if you analyze this request would that rezoning be consistent with the proposed rezoning and its use? Will public services be impacted, will it be equally or better suited to the area? If you answer those questions, is there a motion?

Comm. Cole said that he looks to the planning commission, and he also believes that that the rezoning does not align with future use. Comm. Hawley wonders about rezoning to industrial when it is surrounded by residential and agricultural zoning. Comm. Cole wondered how unorthodox would this rezoning be? He said he had a hesitation to take it to industrial because other communities have other zoning for storage facilities.

Ms. Starling voiced the idea of Parma updated their zoning for special use. Comm. Cole agreed that would be a better idea, as they don't want industrial options in the area.

Comm. Cole made a motion to recommend **disapproval with comment**, that the township see if it is possible to do a conditional use to commercial zoning, supported by Comm. Wolcott. *Commissioners Cole, Hawley, Hilleary, Walcott, Minnick, Videto, and Biddinger – Aye; Comm. Kennedy – Nay. The motion was approved.*

Comm. Minnick withdrew support after voting.

(2) CZ | #23-20 | Leoni Township Staff referred to a report regarding the rezoning of a .22 acre parcel at 3990 Ann Arbor Rd, Leoni Township from General Business to Light Industrial. Staff recommended approval of the rezoning.

Discussion: Comm. Kennedy said that this was the district he represents, and he feels that it fits right in with what is already there including Choice Labs, Pegasus, 20 Past 4, and that it touches industrial zoned property.

Kevin Cromley of Leoni Township, co-owner of the business and building at 3990 Ann Arbor Rd was in attendance and said that he would be happy to answer any

questions. Comm. Hawley asked if Mr. Cromley owned any other properties and if this business meets setback requirements. Mr. Cromley responded that he did not own any other property and that it did meet setbacks. Comm. Biddinger asked why it needed to be zoned light industrial as opposed to general business. Comm. Kennedy said it was because they are not growing. Mr. Cromley expanded on that, saying the business would be a small scale processing facility, and because they are just doing processing and not growing, Leoni Township and the state of Michigan want it to be zoned light industrial.

Comm. Kennedy made a motion to recommend **approval** of the rezoning, supported by Comm. Minnick. *Commissioners approved the motion unanimously.*

- b. **Consideration of Master Plan(s).** None.
- b. **Farmland & Open Space Preservation Program (PA 116) application(s).** Staff referred to the report on the PA 116 for Parma, MI, recommending approval with comments, noting that it is missing the term of year.

Comm. Videto made a motion to confirm staff recommendations and **Approve with Comments** that the term of years must be filled in, supported by Comm. Hilleary. *Commissioners approved the motion unanimously.*

Item 6. **Other Business.**

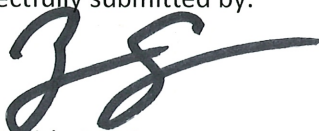
- a. **Unfinished Business.** None.
- b. **New Business.** Meeting Schedule for 2024. Comm. Minnick made a motion to receive the meeting schedule for 2024 and to approve it, supported by Comm. Kennedy. *Commissioners approved the motion unanimously.*
- c. **Notices.**

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

Item 8. **Commissioner Comment.**

Item 9. **Adjournment.** Comm. Bedding made a motion to adjourn, supported by Comm. Kennedy. *Commissioners approved the motion unanimously.* The meeting adjourned at 6:45 p.m.

Respectfully submitted by:



Zack Smith, R2PC