



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

2023 JCPC MEETING MINUTES

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The Jackson County Planning Commission meeting scheduled for Thursday, January 12, 2023, was canceled, therefore, there were no minutes.



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MEETING MINUTES

February 9, 2023

5th 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. Corey Kennedy, Jackson County Board of Commissioners; and Mr. Jim Videto, Agriculture; Mr. Jim Minnick.

Members Absent: Mr. Russ Jennings, At Large; Mr. Roger Gaede, Environment; Mr. Eric Beda, At Large; Mr. Timothy Burns, At Large.

Liaisons Present: Mr. Doug Terry, R2PC

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 December 8, 2022, meeting minutes as presented. *The motion was approved unanimously.*

Item 4. **Approval of the Agenda.** Comm. Kennedy made a motion, seconded by Comm. Minnick, to *approve* the amended February 9, 2023, 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 | #23-01 | Napoleon Township**

Staff referred to a report regarding proposed application to approve the request. Chairperson Hawley felt that drainage and elevation of the property should be carefully reviewed prior to any formal approval. Comm. Kennedy stated that drainage of the property be needs to be aggressively reviewed. A motion to *disapprove* pending formal review of drainage and topography was made by Comm. Hilleary and seconded by Comm. Gallagher. Motion passed five (5) to one (1) with Comm. Kennedy voting no with comments.

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

c. **Farmland & Open Space Preservation Program (PA 116) application(s).**

(1) **FA | #22-02 | Pulaski 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. Kennedy made a motion, seconded by Comm. Hilleary, to concur with the staff advisement to recommend *approval with comments* of the PA 116 application to the Pulaski Township Board. *Commissioners approved the motion unanimously.*

(2) **FA | #23-01 | Concord Township**

Staff summarized his report regarding the proposed PA 116 application for a 120.5-acre farm known as Parcel ID #000-11-32-126-001-00. Staff advised County Planning Commissioners to recommend *approval with comments* of the application (please see the staff report).

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

Item 6. **Other Business.**

a. **Unfinished Business** – *None.*

b. **New Business** –

i. **2023 Jackson Planning Commission Officers**

A motion was made by Comm. Kennedy and seconded Comm. Gallagher to retain Commissioner Hawley as Chairperson. Commissioners approved the motion unanimously.

A motion was made by Comm. Kennedy and seconded Comm. Gallagher to retain Commissioner Kennedy as Vice-Chairperson. Commissioners approved the motion unanimously.

Comm. Hawley announced that Rives Township has sent a Notice of Intent to Prepare a Master Plan Amendment.

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

Item 8. **Commissioner Comment.**

Comm. Hawley informed the PC that the Conservation District was conducting its annual tree sale and Michigan State University was conducting its Citizen Planner educational series for interested citizens and local public officials to learn more about the legal and procedural process of local planning and zoning.

Item 9. **Adjournment.** Chair Hawley adjourned the meeting at 6:27 p.m.

Respectfully submitted by: Doug Terry

The Jackson County Planning Commission meeting scheduled for Thursday, March 9, 2023, was canceled, therefore, a packet was not sent out and there were no minutes.



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MEETING MINUTES

April 13, 2023

5th 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. Corey Kennedy, Jackson County Board of Commissioners; Mr. Jim Videto, Agriculture; and Mr. Jim Minnick.

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

Staff Present: Mr. Jacob Hurt, R2PC

Others Present:

Item 1. **Call to Order and Pledge of Allegiance.** Chair Hawley called the meeting to order at 6:04 p.m. Those in attendance rose and joined in the Pledge of Allegiance.

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

Item 3. **Approval of Minutes.** Comm. Hilleary made a motion, seconded by Comm. Kennedy, to **approve** the February 9, 2023, meeting minutes as presented. *The motion was approved unanimously.*

Item 4. **Approval of the Agenda.** Comm. Hilleary made a motion, seconded by Comm. Kennedy, to **approve** the amended April 13, 2023, 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 | #23-02 | Summit Township**

Staff referred to a report regarding a proposed rezoning of three parcels on the northwest side of Horton and Harding Roads in Summit Township. Staff recommended approval of the rezoning application. Comm. Kennedy made a motion to **approve** the rezoning, seconded by Comm. Videto. *Commissioners approved the motion unanimously.*

(2) **CZ | #23-03 | Summit Township**

Staff referred to a report regarding a proposed rezoning of property at 1520 Horton Road in Summit Township. Staff recommended approval of the rezoning application. Comm. Kennedy made a motion to **approve** the rezoning, seconded by Comm. Videto. *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.
- c. **Notices.** None.

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

Item 8. **Commissioner Comment.**

Comm. Hawley stated that the JCPC website lists the Jackson County Master Plan as “in the works” and that should be changed to “completed / adopted.”

Item 9. **Adjournment.** Chair Hawley adjourned the meeting at 6:12 p.m.

Respectfully submitted by: Jacob Hurt, R2PC

The Jackson County Planning Commission meeting scheduled for Thursday, May 11, 2023, was canceled, therefore, there were no minutes.



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MEETING MINUTES

June 8, 2023

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

Members Present: Mr. Timothy Burns, At Large; Ms. Pat Gallagher, At Large; Ms. Nancy Hawley, At Large; Mr. Ted Hilleary, Education; Mr. Jim Videto, Agriculture; and Mr. Jim Minnick, Jr.

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

Staff Present: Mr. Jacob Hurt, R2PC; Mr. Zack Smith, R2PC.

Others Present:

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. Minnick, to *approve* the April 13, 2023, meeting minutes as presented. *The motion was approved unanimously.*

Item 4. **Approval of the Agenda.** Comm. Videto made a motion, seconded by Comm. Gallagher, to *approve* the June 8, 2023, 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 | #23-07 | Blackman Charter Township**

Staff referred to a report regarding a proposed rezoning of a parcel at 4601 Lansing Avenue in Blackman Charter Township from General Commercial (C-2) to Multi Family Residential (RM-1). Staff recommended approval of the rezoning application. Comm. Hilleary made a motion to *approve* the rezoning, seconded by Comm. Burns. *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.
 - c. Notices. A flyer for the Jackson County 2023 Citizen Planner Program presented by Michigan State University Extension was included in the packet.
- Item 7. Public Comment. None.
- Item 8. Commissioner Comment. None.
- Item 9. Adjournment. Chair Hawley adjourned the meeting at 6:18 p.m.

Respectfully submitted by:



Jacob Hurt, R2PC



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MEETING MINUTES

July 13, 2023

5th 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. Jim Videto, Agriculture; and Mr. Corey Kennedy, Jackson County Board of Commissioners.

Members Absent: Mr. Roger Gaede, Environment; Ms. Pat Gallagher, At Large; Mr. Jim Minnick, Jr.

Staff Present: Mr. Jacob Hurt, R2PC; Mr. Zack Smith, R2PC.

Others Present:

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.** None.

Item 3. **Approval of Minutes.** Comm. Hilleary made a motion, seconded by Comm. Videto, to *approve* the June 8, 2023, 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 July 13, 2023, 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 | #23-08 | Norvell Township**

Staff referred to a report regarding a proposed text amendment amending Article II Section 2.1.5.1 of the Norvell Township Zoning Ordinance by adding a definition for Boat Storage. Staff recommended approval of the text amendment application. Comm. Kennedy made a motion to *approve* the text amendment, seconded by Comm. Hilleary. *Commissioners approved the motion unanimously.*

(2) **CZ | #23-09 | Norvell Township**

Staff referred to a report regarding a proposed text amendment amending Article VIII Section 8.11 of the Norvell Township Zoning Ordinance by adding "access to public streets." Staff recommended approval of the text amendment application. Comm. Hilleary made a motion to *approve* the text amendment, seconded by Comm. Burns. *Commissioners approved the motion unanimously.*

(3) **CZ | #23-10 | Norvell Township**

Staff referred to a report regarding a proposed rezoning of property at 1421 Idle Hills Road in Norvell Township from Agricultural (A-1) to Single-Family Suburban Residential District 2 (RS-2). Staff recommended approval of the rezoning application. Comm. Videto made a motion to *approve* the rezoning, seconded by Comm. Hilleary. *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.
- c. **Notices.** A flyer for the Jackson County 2023 Citizen Planner Program presented by Michigan State University Extension was included in the packet. Comm. Kennedy reported to the Planning Commission that reimbursement funds are available through the County for Commissioners interested in attending the program. Mr. Hurt reported that the cost of the program is \$250 per attendee but the MSU Extension will offer a group rate of \$125 per attendee for groups of four or more attendees.

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

Item 8. **Commissioner Comment.** Chair Hawley provided the Commission with a handout detailing solar energy development that she had prepared.

Item 9. **Adjournment.** Chair Hawley adjourned the meeting at 6:28 p.m.

Respectfully submitted by:



Jacob Hurt, R2PC



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MEETING MINUTES

August 10, 2023

5th 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; Ms. Pat Gallagher, At Large.

Members Absent: Mr. Timothy Burns, At Large; Mr. Jim Minnick, Jr.; Mr. Jim Videto, Agriculture.

Staff Present: Mr. Zack Smith, R2PC.

Others Present:

- 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.** None.
- Item 3. **Approval of Minutes.** Comm. Kennedy made a motion, seconded by Comm. Hilleary, to *approve* the July 13, 2023, meeting minutes as presented. *The motion was approved unanimously.*
- Item 4. **Approval of the Agenda.** Comm. Hilleary made a motion, seconded by Comm. Kennedy, to *approve* the August 10, 2023, 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 | #23-11 | Leoni Township**

Staff referred to a report regarding a proposed rezoning of 8801 E. Michigan Avenue in Leoni Township to Commercial Highway (B-5) from Commercial (B-1). Staff recommended approval of the rezoning application. Comm. Kennedy made a motion to *approve* the rezoning, seconded by Comm. Hilleary. *Commissioners approved the motion unanimously.*

- (2) **CZ | #23-12 | Summit Township**

Staff referred to a report regarding a proposed rezoning of 2500 Robinson Road in Summit Township to General Commercial (C-2) from Office (O-1). Staff recommended disapproval of the rezoning application.

Discussion: Comm. Kennedy said that he didn't think the residents would appreciate the traffic and nuisance that a Dollar Tree Super Store would bring in. The property is more suited to the creation of things like insurance offices, which are in the area.

Cheryl Conrad and Thom LeGarie, who live in the area, said that they have seen the plans, and the main entrance is right across the street from their driveway. They thought that Spring Arbor would be the space for the flow of commercial traffic, not Robinson Rd. They are worried about traffic and who would come in to the area, as it is in a residential neighborhood. They point out that this section of Spring Arbor Rd is offices and homes, not commercial real estate. They are also worried that it would undermine local businesses.

Comm. Kennedy made a motion to *disapprove* the rezoning, seconded by Comm. Gallagher. *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.
- c. **Notices.** Harmony Fierke-Gmazel from Michigan State University Extension gave a presentation encouraging members to participate in the Jackson County 2023 Citizen Planner Program.

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

Item 8. **Commissioner Comment.** None

Item 9. **Adjournment.** Chair Hawley adjourned the meeting at 6:34 p.m.

Respectfully submitted by:


Zack Smith, R2PC



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MEETING MINUTES

September 14, 2023

5th 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; Ms. Pat Gallagher, At Large; Mr. Curt Cole; Ms. Mary Wolcott; Mr. Jim Minnick, Jr.; Mr. Jim Videto, Agriculture.

Members Absent: None

Staff Present: Mr. Zack Smith, R2PC.

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 10, 2023, meeting minutes as presented. *The motion was approved unanimously.*

Item 4. **Approval of the Agenda.** Comm. Videto made a motion, seconded by Comm. Minnick, to *approve* the September 14, 2023, 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 | #23-13 | Sandstone Charter Township**

Staff referred to a report regarding text addition to the Sandstone Charter Township's zoning ordinance; they seek to add a section on private roads. Staff recommended approval of the addition application.

Discussion: Comm. Hawley noted that the ordinance has 3 classes of roads, and includes getting clearance from MDOT/JDOT. Comm. Cole noted that it has

nothing for tree trimming to maintain ingress and egress. He also pointed out that for violations in section 12, it says person and he believed verbiage for specifics on citing violations would be useful additions.

Comm. Kennedy made a motion to recommend *approval with comments*, particularly on the addition of language around tree trimming and more clearly stating who is at fault for violations, seconded by Comm. Cole. *Commissioners approved the motion unanimously.*

(2) **CZ | #23-14 | Sandstone Charter Township**

Staff referred to a report regarding a proposed text amendment to Section 2.1 Definitions and 5.17 Wind Energy Systems of the to the Sandstone Charter Township's zoning ordinances. Staff recommended approval of the text amendment.

Discussion: Comm. Wolcott had concerns about end of useful life, but noted that there is a paragraph dealing with it. Comm. Hawley said townships often require a performance guarantee or bond, and said a line of credit usually works more efficiently. She also pointed out that trying to prove something abandoned may end up in court for Townships, but that the ordinance has an excellent definition. Comm. Minnick worried that the ordinance doesn't have teeth and was concerned about how long it could take to get action to repair the land. Mr. Hilleary asked about who pays if it is abandoned. Mr. Cole said that section 5 is on decommissioning. Comm. Hawley opined comments should be noted and sent to them

Comm. Kennedy made a motion to recommend *approval* the text amendments, seconded by Comm. Minnick. Comm. Hawley makes a motion to amend Comm. Kennedy's motion with a motion to recommend *approval with comments*, citing concerns with the term under of useful life. *Commissioners approved the motion 7-1.*

(3) **CZ | #23-15 | Sandstone Charter Township**

Staff referred to a report regarding a proposed text amendment to Section 5.19 Solar Energy Systems of the to the Sandstone Charter Township's zoning ordinances. Staff recommended approval of the text amendment.

Comm. Hawley observed that for medium and large solar installations the ordinance necessitated berms and setbacks. She had concerns about sound – that the 45dBA is not enforceable. She stated that it would work better to find out what the sound level is before and then say dBA will not exceed 5-10dBA higher than that number, rather than just stating a sound level. She also said that 5.19.4.6 needs a definition for what constitutes prime farm land. She noted the USDA has classification for that. Comm. Wolcott expressed concerns about operation cessation, how to remove the equipment when done, and noted that the ordinance calls for a bond. Comm. Cole voiced support for an environmental assessment before construction so that there is a baseline for returning to original condition. The board did not know what

sections where amended text and so only looked at the ordinance as a whole, and commented on the whole ordinance.

Comm. Kennedy made a motion to *take no action* on the text amendments as the board did not know what was new or old, seconded by Comm. Videto.
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.
- c. **Notices.** Comm. Hawley reminded the board, particularly the new members, about the MSU Extension citizen planner class.

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

Item 8. **Commissioner Comment.** Comm. Kennedy informed the board that Comm. Burns has resigned. He said the resignation was abrupt and there were not yet any applicants, but that if someone is interested they can apply.

Comm. Hilleary stated his reservations about solar farms and wind farms fearing land will be useless after their useful life.

Comm. Videto welcomed the new members. He said that he believes all on the board have some concerns about solar and wind farms and worries about what will happen after their useful life. He also wanted comments to stay on track to deal with the issues before the board. He would also like to see an option for disapproval with comments. Comm. Hawley said that she sees no reason why there couldn't be an option for disapproval with comments

Item 9. **Adjournment.** Chair Hawley adjourned the meeting at 6:52 p.m.

Respectfully submitted by:



Zack Smith, R2PC



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MEETING MINUTES

October 12, 2023

5th 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

Members Absent: Ms. Pat Gallagher; Mr. Jim Minnick, Jr.; Mr. Jim Videto

Staff Present: Mr. Zack Smith, R2PC.

Others Present: Nick LaPorte; Brad Essex

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.** None.

Item 3. **Approval of Minutes.** Comm. Hilleary made a motion, seconded by Comm. Wolcott, to *approve* the September 14, 2023, meeting minutes as presented. *The motion was approved unanimously.*

Item 4. **Approval of the Agenda.** Comm. Cole made a motion, seconded by Comm. Kennedy, to *approve* the October 12, 2023, 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 | #23-16 | Summit Township**

Staff referred to a report regarding a rezoning request for 800 E. McDevitt, the former Vandercook Lake School. Staff recommended approval of the rezoning application.

Discussion: Comm. Hawley stated that the language used by the Summit Township Zoning Board was very clear. Comm. Kennedy expressed that the exact plan presented was kind of vague but noted that the lots touch other commercial

property. Comm. Wolcott said that there is a lot of commercial property around it, and one abutting property is commercial. Comm. Hawley was happy that people were going to be doing anything with the old school building.

Nick LaPorte spoke on behalf of the development. He said that the idea is for each classroom to be its own business. He referenced Kerrytown in Ann Arbor as a model. Mr. LaPorte said that he was from Vandercook Lake and that members of his family had taught there.

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

- (2) **CZ | #23-17 | Henrietta Township** Staff referred to a report regarding a proposed text amendment to various sections dealing with outdoor lighting of the Henrietta Township zoning ordinances. Staff recommended approval of the text amendment.

Discussion: Comm. Minnick submitted a question about how much light the new ordinance would allow. Comm. Hawley said that is why the language uses watts or equivalent. She also pointed out that the ordinance specifies warm light so there would be less blue light which is now considered a problem. Comm. Cole liked how it specified measurement in Kelvins. Comm. Cole also noted that Comm. Minnick wanted to point out the possibility that someone could use a clear shade on the light to get around the restrictions of the ordinance

Comm. Kennedy made a motion to recommend **approval** the text amendments, supported by Comm. Cole. *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.
- c. **Notices.** Comm. Hawley noted that it was nice to know Sylvan Township is writing a new master plan.

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

Item 8. **Commissioner Comment.** Comm. Kennedy informed the board that two people have applied for the open Commission seat. He also mentioned that the board would likely see something from the Grass Lake Solar Farm in the future

Item 9. **Adjournment.** Chair Hawley adjourned the meeting at 6:23 p.m.

Respectfully submitted by:

Zack Smith, R2PC



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MEETING MINUTES

November 9, 2023

5th 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. My. 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



Jackson County Planning Commission

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

December 14, 2023

5th 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.; Ms. Jennifer Biddinger, Ms. Pat Gallagher

Members Absent: Mr. Jim Videto

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

Others Present: Many from the Grass Lake Community, Representatives of NextEra

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.** Before public comment Chair Hawley stated that the Jackson County Planning Commission only makes a recommendation to township boards. She then opened the floor for public comment. Fourteen people spoke against rezoning, and two spoke in favor of rezoning. Three letters were also presented to the Chair in favor of rezoning.

Item 3. **Approval of Minutes.** Comm. Biddinger noted that her last name was spelled incorrectly, and requested that be corrected. Comm. Kennedy made a motion, seconded by Comm. Cole, to **approve** the November 9, 2023, meeting minutes with the correction of the spelling of Biddinger. *The motion was approved unanimously.*

Item 4. **Approval of the Agenda.** Chair Hawley noted that the date at the bottom for the next meeting was for the wrong month. Mr. Smith said that some of the page numbers were off. Comm. Kennedy made a motion to correct the date and page numbers and **approve the agenda** for December 14, 2023 as amended, seconded by Comm. Hilleary. *The motion was approved unanimously.*

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

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

(1) **CZ | #23-21 | Grass Lake Township**

Staff referred to a report regarding a rezoning request for 6 parcels totaling 583.5 acres in Grass Lake Township. Staff recommended approval of the rezoning application.

Discussion: Ms. Starling opened by stating that stopping rezoning based on future land use is not relevant. Chair Hawley said that rezoning is a map amendment and does not look at the possible land use. Comm. Gallagher asks about the seeming incongruity of not taking future land use into account but having to take note of all possible uses before rezoning. Chair Hawley told a story of a woman who wanted a daycare, and had her property rezoned, but then sold it and now a Family Dollar is there.

Comm. Kennedy said that he wanted to be clear that the gentleman was asked to leave because he was not conducting himself in a proper manner. He also addressed the concern voiced by some that spoke that this was a rushed process, as said this is normal. He said the motion could be tabled, as others requested, but that it would simply go back to the township without a recommendation. He asked staff when the zoning ordinance for Grass Lake Township was last revised. Mr. Smith said that he was not sure, but that the Master Plan was updated in 2022.

Comm. Cole said that he went to the township to look at the map. He noted that Grass Lake Township and their elected officials worked on the Master Plan. He said that he has to look at zoning, and that is what this is. He noted that future land use has been changed and they established in the area where it was changed does include this area under consideration that was R-2 and is now agricultural on the future land use map.

Comm. Wolcott pointed out that some of the parcels are not contiguous and feels that there is some spot zoning which does not fit the plan. Comm. Hilleary noted that you can't project what the property will be in the future. Comm. Gallagher responded you have to take into account that every permissible use is possible on that land.

Chair Hawley gave a long comment breaking down why she believed that there are problems with the rezoning request.

Comm. Minnick made a motion to recommend **approval with comment** that the Grass Lake Township take a look at their conditional uses to see if they are the right fit for the community, supported by Comm. Kennedy. *Commissioners Cole, Kennedy, Minnick – Aye; Comm. Biddinger, Gallagher, Hawley, Hilleary, Wolcott – Nay. The motion fails 3-5.*

(2) **CZ | #23-22 | Waterloo Township** Staff referred to a report regarding the rezoning of a 120 acre parcel at 12230 Mt. Hope Rd, Waterloo Township from Primary Agriculture (A-1) to Secondary Agriculture (A-2). Staff recommended

approval of the rezoning.

Discussion: Comm. Biddinger asked why are they rezoning the whole thing? Another board member responded it was about being able to split off and sell a few acres.

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

CZ | #23-23 | Columbia Township Staff referred to a report regarding the rezoning of a 4.7 acre parcel at 5364 York Dr. Clarklake from Agricultural (AG) to Residential Suburban (RS). Staff recommended approval of the rezoning.

Comm. Kennedy made a motion to recommend **approval** of the rezoning, supported by Comm. Gallagher. Discussion: Comm. Cole noted that this rezoning follows future land use. *Commissioners approved the motion unanimously.*

CZ | #23-24 | Columbia Township Staff referred to a report regarding the request for amendments to their zoning regulations concerning marihuana establishments. Staff recommended approval of the amendments.

Chair Hawley said that the amendments have a lot of do with the separation or distance of growers to retail.

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

CZ | #23-25 | Columbia Township Staff referred to a report regarding the request for amendments to their zoning regulations that were about clarifying issues within the zoning code.

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

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

c. **Farmland & Open Space Preservation Program (PA 116) application(s).** Staff referred to two reports, #23-03 and #23-04, on PA 116s for Hanover Township, MI, recommending approval.

Comm. Biddinger asked for clarification on what a PA 116 is, and Chair Hawley said that it was for a tax credit.

Comm. Kennedy made a motion to confirm staff recommendations and **approve** both PA 116 applications - #23-03 and #23-04 - supported by Comm. Cole. *Commissioners*

approved the motion unanimously.

Item 6. **Other Business.**

- a. **Unfinished Business.** None.
- b. **New Business.**
- c. **Notices.**

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

Item 8. **Commissioner Comment.**

Comm. Kennedy expressed his feeling that Chair Hawley let the meeting get out of control. He also felt like the vote of the board was influenced by the audience.

Comm. Gallagher said that you have to take into account every single permitted use. Comm. Kennedy points out that this is a conditional use. Chair Hawley pushed back saying that conditional uses are permitted uses. Comm. Biddinger said that she felt it was on NextEra to make the argument that it is the right thing to do, and they did not do that. Comm. Kennedy responded saying that it is not their job.

Item 9. **Adjournment.** Comm. Minnick made a motion to adjourn, supported by Comm. Cole. *Commissioners approved the motion unanimously.* The meeting adjourned at 7:43 p.m.

Respectfully submitted by:

Zack Smith, R2PC