



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 11, 2024

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

Members Present: Ms. Nancy Hawley, At Large; Mr. Ted Hilleary, Education; Mr. Kurt Cole; Ms. Mary Wolcott; Mr. Jim Minnick, Jr.; Ms. Jennifer Biddinger, Ms. Pat Gallagher

Members Absent: Mr. Jim Videto, Mr. Corey Kennedy

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

Others Present: Nicole Cantrell, Sandstone Charter Township Planning Commission

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.** Chair Hawley recognized the passing of Roger Gady, who had served on county commissions for more than 30 years and was one of the first members of the Jackson County Planning Commission.

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

Item 4. **Approval of the Agenda.** Comm. Biddinger made a motion to **approve the agenda** for January 11, 2023 **as amended**, seconded by Comm. Wolcott. Comm. Cole asked what the new item was. Chair Hawley said that it was an effort to get information on the new renewable energy permitting and siting law. *The motion was approved unanimously.*

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

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

(1) **CZ | #24-02 | Waterloo Township**

Staff referred to a report regarding a rezoning request for 1 parcel of 120 acres in Waterloo Township from Primary Agriculture (A-1) to Secondary Agriculture (A-2). Staff recommended approval of the rezoning application.

Discussion: Comm. Biddinger asked what else could the property be? Staff

responded that with the A-2 zoning it could only do the same things as A-1 but that the lots could be smaller.

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

- (2) **CZ | #24-03 | Norvell Township** Staff referred to a report regarding the proposed text amendments to commercial boat, motor home, and travel trailer storage. Staff recommended approval of the amendments.

Comm. Cole noted that this was just in commercially zoned area. Chair Hawley believes that the term ft. /candle needs a definition.

Comm. Cole made a motion to recommend **approval with comment** that a definition of ft. /candle be added, supported by Comm. Gallagher. *Commissioners approved the motion unanimously.*

CZ | #24-04 | Sandstone Charter Township Staff referred to a report regarding the rezoning of a 3 acre parcel at 2431 N. Dearing Rd. from Agricultural (AG-1) to Local Commercial (C-1). Staff recommended approval of the rezoning.

Nicole Cantrell of the Sandstone Charter Township Planning Commission was in attendance and granted permission by the board to participate in the discussion.

Comm. Cole noted that the road is not an obstacle for rezoning. Chair Hawley noted that Sandstone Charter Township did not take note of the steep slope on the property and that there could be problems with stormwater run-off because of possible drainage issues.

Ms. Cantrell said that the property is already for sale and the owners want it rezoned as commercial. Her only concern was that the commercial designation does not fit with the future land use map, and that there was no water or sewer so whatever is built there would need their own systems. There followed a discussion about the last time the township had updated their future land use map. Chair Hawley returned to the problem of the slope. Comm. Minnick noted that this seems like it could be the first of many sales of property owned by a relative who had died.

Comm. Minnick made a motion to recommend **approve with comment** of a recommendation for the township to review slope of topography and viability for commercial development prior to final approval, supported by Comm. Gallagher. *Commissioners Biddinger, Gallagher, Hawley, Hilleary, Wolcott, Minnick – Aye; Comm. Commissioner Cole – Nay. The motion passes 6-1.*

- 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.** Discussion about proposed training on new legislation regarding citing of renewable energy facilities. Board expressed interest in being part of training and want enough time to also let more local commissioners know about the training.
 - c. **Notices.** Notice of Resolution of an Amendment to the Rives Township Master Plan.

Board took notice of the resolution.
- Item 7. **Public Comment.** None.
- Item 8. **Commissioner Comment.**

Chair Hawley noted that the seed catalog from the Jackson County Conservation District just came out and the last day to order is March 11.
- Item 9. **Adjournment.** Chair Hawley made a motion to adjourn, supported by Comm. Cole. *Commissioners approved the motion unanimously.* The meeting adjourned at 6:47 p.m.

Respectfully submitted by:

Zack Smith, R2PC