



# Jackson County Planning Commission

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

February 8, 2024

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

**Members Present:** Ms. Nancy Hawley, Chairperson; Mr. Corey Kennedy, Vice Chairperson, Jackson County Board of Commissioners; Mr. Ted Hilleary; Mr. Kurt Cole; Ms. Mary Wolcott; Mr. Jim Minnick, Jr.; Ms. Jennifer Biddinger, Ms. Pat Gallagher, Mr. Jim Videto

**Members Absent:**

**Staff Present:** Ms. Alissa Starling, R2PC.

**Others Present:** Lynn Sajdak, Tom Simon, Christina Simon, John Lesinkski, Kim Lesinkski, and Aaron Simon.

Item 1. **Call to Order and Pledge of Allegiance.** Chair Hawley called the meeting to order at 6:12 p.m. Those in attendance rose and joined in the Pledge of Allegiance.

Item 2. **Public Comment.** Grass Lake resident Joan Pinson spoke on concerns of rezoning to commercial and not being in the future plan for that area. Property owner Erin Simon stated land sale is contingent on rezoning and frontage on Michigan Ave. is zoned commercial.

Item 3. **Approval of Minutes.** Motion to approve by Hilleary, seconded by Wolcott, carried without dissent.

Item 4. **Approval of the Agenda.** Motion to approve by Kennedy, seconded by Wolcott, carried without dissent.

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

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

(1) **#CZ24-05 | Blackman Township.** Chairperson Hawley introduced the agenda item, a petition for rezoning of a parcel, approximately 5.36 acres, located at 8321 Lansing Ave in Blackman Township, from Local Commercial (C1) to Suburban Residential (RS1).

Staff provided a brief synopsis of the case, highlighting the current land use of the parcel as a vacant, undeveloped site. It was noted that the surrounding land uses

consist of parcels to the north and south designated for local commercial, while properties east and west are residential. Additionally, the property to the south is also residential. Reference was made to the Township's Master Plan, which designates the planned Future Land Use for residential purposes, despite the current zoning being local commercial. Surrounding zoning was described to include residential, commercial, and agricultural areas. Staff recommended **approval** of the rezoning petition, citing its alignment with the surrounding residential parcels and the Township's Master Plan.

**Motion:** A motion was made by Kennedy for approval of the petition for rezoning, which was seconded by Wolcott

**Vote:** The motion passed without dissent.

(2) **#CZ24-06 | Grass Lake Township.** Chairperson Hawley introduced the agenda item, a petition for rezoning of a parcel, approximately 126.24 acres, located at Sarossy Lake Road and East Michigan Avenue in Grass Lake Charter Township from Agricultural (AG) to General Commercial (GC).

Staff provided an overview of the case, emphasizing the current land use of the parcel as a vacant, undeveloped site. The surroundings consist of residential parcels to the south, commercial establishments including a fire department and a restaurant to the southwest, residential parcels to the west, an agricultural parcel to the east, and another agricultural parcel to the north. The suggested future land use, according to the Township's Land Use Map, is medium density residential. Currently zoned as Agricultural (AG), the subject parcel shares this designation with the adjacent property to the north. Zoning to the south varies between Residential and General Commercial (GC), with western adjacent parcels being zoned residential, and public facilities nearby. For these reasons, staff recommended **approval** of the rezoning application.

However, significant ecological resources including tree canopy, wetlands, and groundwater recharge underground were noted as per Jackson County mapping. Considering the substantial ecological resources on site and the absence of sufficient information addressing conservation or remediation plans, including a wetland delineation report which the applicant mentioned having paid for but failed to provide or submit with application documents has to be taken into account.

**Motion:** A motion was made by Mr. Cole for approval of expansion of the already existing commercial zoning within an already existing split zoned parcel, supported by Mr. Kennedy.

**Vote:** A roll call vote was conducted as follows: Aye – Cole, Kennedy, Hileary, Minnick. Nay - Wolcott, Gallagher, Hawley, Videto, and Biddinger. *The motion failed 4-5.*

(3) **#CZ24-07 | Leoni Township.** Chairperson Hawley introduced the agenda item, a petition for rezoning of a parcel, approximately 11.5 acres, located Myers Court in Leoni Township from Heavy Industrial (M) to Suburban Residential (RS).

Staff provided a brief synopsis of the case, highlighting the current land use of the parcel as a vacant, undeveloped site. It was noted that the surrounding land uses consist of parcels to the north and south designated for local commercial, while properties east and west are residential. Additionally, the property to the south is also residential. Reference was made to the Township’s Master Plan, which designates the planned Future Land Use for residential purposes, despite the current zoning being local commercial. Surrounding zoning was described to include residential, commercial, and agricultural areas. Staff recommended **approval** of the rezoning petition, citing its alignment with the surrounding residential parcels and the Township’s Master Plan.

**Motion:** A motion was made by Cole for approval of the petition for rezoning, which was seconded by Kennedy.

**Vote:** The motion passed without dissent.

- 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.**
  - a. **Commissioner Elections.**

Commissioner Hawley was unanimously voted as Chairperson and Commissioner Kennedy was unanimously voted as Vice Chairperson.

- c. **Notices.** None.

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

Item 8. **Commissioner Comment.**

Chairperson Hawley discussed the changes in legislation regarding renewable energy and the framework for a CREO and the collaboration required between the County and local governments. Further discussion will be held to decide next steps.

Item 9. **Adjournment.** Cole made a motion to adjourn, supported by Kennedy.

The meeting adjourned at 7:58 p.m.

Respectfully submitted by:

Alissa Starling, R2PC