



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

April 11, 2024

5th 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. Kurt Cole; Ms. Mary Wolcott; Mr. Jim Minnick, Jr.; Ms. Jennifer Biddinger; Mr. Jim Videto; Mr. Ted Hilleary; Ms. Pat Gallagher

Members Absent: None

Staff Present: Mr. Zack Smith, R2PC.

Others Present: Mr. Chris Kudner

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. Wolcott made a motion, seconded by Comm. Biddinger, to **approve** the March 14, 2024, meeting minutes. *The motion was approved unanimously.*

Item 4. **Approval of the Agenda.** Comm. Kennedy made a motion to **approve the agenda** for March 14, 2024 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 | #24-10 | Columbia Township**

Staff referred to a report regarding a rezoning request for 1 parcel of 8.9 acres in Columbia Township from Agricultural (AG) to Residential Suburban (RS). Staff recommended approval of the rezoning application.

Discussion: Comm. Cole said that it fits future land use and it is near lots of other residential property.

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

- (2) **CZ | #24-11 | Columbia Township** Staff referred to a report regarding a rezoning request for 2 parcels of 10.6 acres in Columbia Township from Residential Suburban (RS) to Residential Rural (RR).

Discussion: Comm. Videto expressed concern that both parcels did not have the same owner. Mr. Kudner said that both parcels are in a revocable trust that is controlled by his wife and himself, and that it appears the paperwork cut off the full name. Comm. Videto said that he just wanted to make sure they have the same owner so the rezoning holds. Mr. Kudner said he intends to combine the two parcels into one.

Comm. Videto made a motion to recommend **approval** of the rezoning, but noted concern about ownership titles, 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).**
Staff referred to report, #24-02 on PA 116s for Waterloo Township, MI, recommending approval.

Comm. Videto made a motion to confirm staff recommendations and **approve** PA 116 application #23-02. Supported by Comm. Minnick. *Commissioners approved the motion unanimously.*

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. Beddinger asked about the best place to learn about the different zoning options. The board responded that the best place is to read the local zoning ordinances.

Chair Hawley gave an update on the MPSC meetings on the new renewable energy citing act. She said they have made a flow chart which is currently out for comments. The MPSC has made a decision that the county does not have to have a CREO if local unit of government does, but the county would still get grant money. If there is no CREO the money goes to the MPSC. All three elements – wind solar, and batter, are still needed either as

separate ordinances or one with all three together. The MPSC recommend a planner and lawyer to look over new ordinance.

Comm. Wolcott noted that NextEra withdrew their application for a solar farm in Grass Lake.

Comm. Kennedy said that he anticipates the Jackson County Commission to pass a resolution expressing their dissatisfaction with the new renewable energy citing law.

Comm. Videto said that no one had been able to turn a profit on a solar farm without subsidies.

Item 9. **Adjournment.** Comm. Kennedy made a motion to adjourn, supported by Comm. Wolcott. *Commissioners approved the motion unanimously.*

The meeting adjourned at 6:27 p.m.

Respectfully submitted by:

Zack Smith, R2PC