



# 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

### SEPTEMBER 12, 2024, REGULAR MEETING

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LOCATION:	Commission Chambers   <i>Fifth Floor, Jackson County Tower Building</i>
MEMBERS PRESENT:	N. Hawley (Chairperson, <i>At-Large</i> ), C. Kennedy ( <i>Jackson County Commissioner Representative</i> ), K. Cole ( <i>At-Large</i> ), M. Wolcott ( <i>Environmental Representative</i> ), J. Minnick ( <i>Industrial &amp; Economic Representative</i> ), J. Biddinger ( <i>At-Large</i> ), T. Hilleary ( <i>Educational Representative</i> ); . Videto ( <i>Agriculture Representative</i> ); and P. Gallagher ( <i>At-Large</i> )
MEMBERS ABSENT:	None.
STAFF:	Alissa Starling, <i>Recording Secretary</i>
OTHERS PRESENT:	John Worden, Summit Township; Allan Hooper, Summit Township; Jack Shelby, Summit Township; Rodney Partridge, Columbia Township Applicant

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- I. CALL TO ORDER  
Pledge of Allegiance  
Chairperson Hawley called the meeting to order at 6:05 p.m. Those in attendance rose and joined in the Pledge of Allegiance.
- II. PUBLIC COMMENT  
None.
- III. REGULAR MEETING AGENDA  
Commissioner Kennedy made a motion, seconded by Commissioner Cole, to **approve** the **September 12<sup>th</sup>, 2024**, regular meeting agenda. **MOTION UNANIMOUS.**
- IV. REGULAR MEETING MINUTES  
Commissioner Cole made a motion to **approve** the agenda for **July 13<sup>th</sup>, 2024** seconded by Commissioner Gallagher. **MOTION UNANIMOUS.**

#### V. PETITIONS FOR REVIEW

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

1.	CZ24-20	Text Amendment	Summit Township
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Summit Township submitted text amendments to Sections §150.331 and §150.145 of their Zoning Ordinance for review by the JCPC. The proposed amendments are intended to streamline the development review process and provide clearer guidelines for applicants and officials. Key revisions include an optional pre-application review and allowing initial reviews to be conducted administratively by a Planning Commission subcommittee, potentially reducing the number of required meetings. However, staff raised concerns about whether the language used complies with the Michigan Planning Enabling Act (MPEA) and the Open Meetings Act (OMA). Staff interpreted that the

amendments might allow decisions to be made without a public meeting or a quorum. To resolve this, staff recommended approval of the amendments, provided that all decision-making remains with the full Planning Commission during public meetings and that the pre-meeting serves only an advisory role to help streamline the process.

Vice Chairperson Kennedy made a motion to **approve** contingent on staff recommendation, of the proposed text amendment from Summit Township, seconded by my Commissioner Cole. **MOTION UNANIMOUS.**

**2. CZ24-21 Petition for Rezoning Columbia Charter Township**

Columbia Charter Township submitted a request to rezone a 75-acre parcel (PID: #000-19-31-151-001-07) from Highway Service Commercial (C-3) to Agricultural (AG). The parcel is located along the southern edge of the township, bordered by Meridian Road to the west and Vicary Road to the south. It is currently vacant, with approximately 45 acres being farmed. The surrounding area is predominantly agricultural, with some nearby industrial parcels. The rezoning request aligns with the existing land uses and the Township's Master Plan. The Columbia Charter Township Planning Commission recommended approval of the rezoning request at their August 27, 2024, meeting, and staff also recommended approval.

Commissioner Minnick made a motion to **approve with staff comments**, the proposed rezoning petition from Columbia Charter Township, seconded by my Commissioner Kennedy. **MOTION UNANIMOUS.**

**3. CZ24-21 Petition for Rezoning Columbia Charter Township**

Columbia Charter Township submitted a request to rezone a 45-acre portion of a 75-acre parcel at 4811 Industrial Dr. (Parcel ID#: 000-19-18-251-001-06) from Agricultural (AG) to Light Industrial (LI). This property, located along the western boundary of the township, is currently vacant but has been used as cropland. The rezoning is consistent with the future land use plan, which calls for a mix of industrial and agricultural uses in the Industrial Drive area. The Columbia Charter Township Planning Commission recommended approval at their August 27, 2024, meeting. Due to its proximity to existing industrial areas and alignment with the master plan, staff supported the rezoning request. However, staff also recommended an Environmental Impact Assessment (EIA) to address potential environmental issues, particularly concerning wetland protection and stormwater management. The applicant attended the meeting and assured that the proposed area is well within the required buffer zone set by EGLE and expressed willingness to take measures to prevent any future contamination concerns.

Vice Chairperson Kennedy made a motion to **approve** with comment, the proposed rezoning petition from Columbia Charter Township, seconded by my Commissioner Cole. **MOTION UNANIMOUS.**

**B. MASTER PLAN(S)**

*None.*

**C. FARMLAND & OPEN SPACE PRESERVATION (PA 116)**

**1. FA24-03 3100 Eaton Rapids Road - Parma Township**

Parma Township submitted a petition for a ten-year enrollment in Michigan's Farmland Preservation Program (PA 116) for two adjoining parcels located at 3100 Eaton Rapids Road. The larger parcel covers approximately 38.3 acres, while the smaller one is about

11.82 acres, for a total of 50 acres. These properties are located in the southwest quadrant of Parma Township and lack direct road frontage, with access provided via a private drive on a neighboring property. Of the 50 acres, 24 are cultivated for cash crops, 4 acres are used as pastureland, and 22 acres are untillable. There are two structures on the property: a dwelling and a pole barn. Staff recommended approval of the application.

Vice Chairperson Kennedy made a motion to **APPROVE** the proposed PA 116 application #FA24-03, from Parma Township, seconded by Commissioner Cole. **MOTION UNANIMOUS.**

## VI. OTHER BUSINESS

### A. OLD BUSINESS

*None.*

### B. NEW BUSINESS

*None.*

### C. NOTICES

*None.*

## VII. PUBLIC COMMENT

## VIII. COMMISSIONER COMMENT

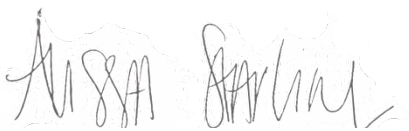
Chairperson Hawley distributed a handout explaining the Jackson County Library Millage, clarifying that it is separate from the other millages on the ballot for the November election.

Staff briefly discussed upcoming renewable energy training and emphasized the importance of Jackson County communities either attending the training or contacting R2PC for guidance if needed.

## IX. ADJOURNMENT

*Chairperson Hawley asked for a motion to adjourn. Vice Chairperson Kennedy made a motion, followed by Commissioner Minnick, at 6:45 pm.*

Respectfully,



Jackson County Planning Commission  
Recording Secretary