



Jackson County Planning Commission

Staffed by the Region 2 Planning Commission (R2PC)

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MEETING MINUTES

November 13, 2025

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; Ms. Mary Wolcott, At Large; Mr. Jim Minnick, Jr., Industrial and Economic Representative; Mr. Ted Hilleary, Education Representative; Mr. Kurt Cole, Environment; Mr. Russell Jennings, At Large.

Members Absent: Ms. Pat Gallagher, At Large.

Staff Present: Mr. Kade Peck, Planner.

Others Present: None.

Item 1. **Call to Order and Pledge of Allegiance.** Comm. 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.** Cary Swiontek discussed issues with the proposed rezonings in Leoni and approved of the previous decision made by the planning commission to disapprove the rezonings. Cathlene Krauss discussed issues with the proposed rezonings as well as concerns about their health if heavy industrial is implemented near where they live. Mary Miller had questions about site plan approval about the Leoni rezonings and the Commissioners explained that site plans would be reviewed after approval or denial of the rezoning.

Item 3. **Approval of Minutes.** Comm. Kennedy made a motion, seconded by Comm. Minnick, to approve the October 9, 2025, meeting minutes. *The motion was approved unanimously.*

Item 4. **Approval of the Agenda.** Comm. Kennedy made a motion to approve the agenda for November 13, 2025, seconded by Comm. Wolcott. *The motion was approved unanimously.*

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

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

(1) **CZ | #25-24 | Leoni Township**

Staff referred to a report regarding a rezoning request for a parcel rezoning in Leoni Township for 000-09-20-452-001-00. The proposed rezoning is changing the parcel from Open Space Development (OS) to Heavy Industrial (M).

Concerns were raised about the area that this goes against the future land use map

and nearby zonings/uses. Commissioner Kennedy outlined that this reasoning could be potentially invasive to the community as well as having legal repercussions for the township. Commissioner Cole brought up specific parts of the township master plan that did not align with the rezoning. Commissioner Jennings brought up the importance of citizens paying attention to the agenda items going through their localities and outlined how this agenda item came back to the Planning Commission. Commissioner Wolcott stated that this rezoning appeared to be a case of spot zoning. Comm. Kennedy made a motion to recommend **disapproval** of the rezoning, supported by Comm. Cole. *Commissioners approved the motion unanimously.*

(2) **CZ | #25-25 | Leoni Township**

Staff referred to a report regarding a rezoning request for a parcel rezoning in Leoni Township for 000-09-20-452-001-00. The proposed rezoning is changing the parcel from Suburban Residential (RS) to Heavy Industrial (M).

Previous comments apply to this rezoning. Commissioner Kennedy outlined to the developer that Jackson County is not against industrial or business in general, and mentioned there are other areas in the county that would work for this development.

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

(3) **CZ | #25-26 | Leoni Township**

Staff referred to a report regarding a zoning text amendment request in Leoni Township for section 42 of their ordinance.

Changes were centered around the maximum height of accessory buildings as well as the setback for accessory structures near bodies of water. Commissioner Hawley commented the township might want to reconsider the changes to the setback near bodies of water because

Comm. Cole made a motion to recommend **approval with comments** of the zoning text amendment, 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).** None.

Item 6. **Other Business.**

a. **Unfinished Business.** None.

b. **New Business.** Staff provided the meeting schedule for 2026 for JCPC. Comm. Minnick made a motion to recommend **approval** of the schedule, supported by Comm. Kennedy. *Commissioners approved the motion unanimously.*

c. **Notices.** Staff outlined the Communication Tower notice that was sent to the county and conversation occurred about any follow up the township would have to the letter.

Commissioner Minnick mentioned he had reached out to the developers to allow for further communication in the future.

Item 7. **Public Comment.** Cary Swiontek thanked the Planning Commission for their decision on the Leoni rezonings. Milinda Harding also thanked the Planning Commission for their decision mentioning their business that could be at risk that is near the golf course if industrial was brought in.

Item 8. **Commissioner Comment.**

Item 9. **Adjournment.**

Comm. Minnick, Jr. made a motion to adjourn, supported by Comm. Kennedy.
Commissioners approved the motion unanimously.

The meeting adjourned at 6:50 p.m.

Respectfully submitted by:

Kade Peck, Recording Secretary