



# Jackson County Planning Commission

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Staffed by the Region 2 Planning Commission (R2PC)  
120 W. Michigan Avenue • Jackson, MI 49201  
Phone (517) 788-4426 • Fax (517) 788-4635

## 2025 JCPC MEETING MINUTES

January 9, 2025 [Canceled]

February 13, 2025

March 13, 2025

April 10, 2025

May 10, 2025

June 12, 2025

July 10, 2025

August 14, 2025

September 11, 2025

October 9, 2025

November 13, 2025

December 11, 2025



## Jackson County Planning Commission

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**THE JACKSON COUNTY PLANNING  
COMMISSION MEETING SCHEDULED FOR  
JANUARY 9, 2025 WAS CANCELED DUE TO  
LACK OF AGENDA ITEMS, THEREFORE, NO  
MINUTES WILL BE POSTED**



# 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

February 13, 2025

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. Kurt Cole, Environment; Ms. Mary Wolcott, At Large; Mr. Jim Minnick Jr, Industrial and Economic Representative.; Ms. Pat Gallagher, At Large.

**Members Absent:** Mr. Ted Hilleary, Education Representative; Mr. Jim Videto, Agriculture Representative.

**Staff Present:** Mr. Kade Peck, Planner.

**Others Present:** None.

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.** None

Item 3. **Approval of Minutes.** Comm. Cole made a motion, seconded by Comm. Kennedy, to approve the December 12, 2024, meeting minutes. *The motion was approved unanimously.*

Item 4. **Approval of the Agenda.** Comm. Kennedy made a motion to approve the agenda for December 12, 2024 seconded by Comm. Gallagher. *The motion was approved unanimously.*

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

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

(1) **CZ | #25-01 | Napoleon Township**

Staff referred to a report regarding a rezoning request for a parcel of .96 acres in Napoleon Township from Agricultural (AG-1) to Residential (R-1). Staff recommended approval of the rezoning application.

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

(2) **CZ | #25-02 | Napoleon Township**

Staff referred to a report regarding a rezoning request for a parcel of 3 acres in

Napoleon Township from Limited Industrial (LI) to Residential (R-1). Staff recommended approval of the rezoning application.

Conversation happened around the perceived issues with the rezoning and the lawyer hired for the development addressed some of the perceived issues. Commissioner Kennedy mentioned the township could face legal repercussions if they did not approve the rezoning because of the approval of permits for housing improvements previous to the disapproval to the rezoning change.

Comm. Gallagher made a motion to recommend **approval** of the rezoning, 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).**

(1) **FA | #25-01 | Hanover Township**

Staff referred to report, #1 on PA 116s for Hanover Township, MI, recommending approval.

Comm. Cole made a motion to confirm staff recommendations and **approve** PA 116 application #25-01. Supported by Comm. Jennings. *Commissioners approved the motion unanimously.*

Item 6. **Other Business.**

a. **Unfinished Business.** None.

b. **New Business.**

(1) **Commissioner Elections**

Commissioner Hawley was unanimously voted as Chairperson.

Commissioner Minnick, Jr., was unanimously voted as Vice Chairperson.

c. **Notices.** None.

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

Item 8. **Commissioner Comment.** None.

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

The meeting adjourned at 7:00 p.m.

Respectfully submitted by:

Kade Peck, Recording Secretary



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## MEETING MINUTES

March 13, 2025

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. Kurt Cole, Environment; Ms. Mary Wolcott, At Large; Mr. Jim Minnick, Jr., Industrial and Economic Representative; Ms. Pat Gallagher, At Large; Mr. Ted Hilleary, Education Representative; Mr. Jim Videto, Agriculture Representative, Ms. Jennifer Biddinger.

**Members Absent:** None.

**Staff Present:** Mr. Kade Peck, Planner.

**Others Present:** None.

Item 1. **Call to Order and Pledge of Allegiance.** Chair Hawley called the meeting to order at 6:03 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 February 13, 2025, meeting minutes. *The motion was approved unanimously.*

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

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

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

(1) **CZ | #25-01 | Henrietta Township**

Staff referred to a report regarding a rezoning request for a parcel of .96 acres in Napoleon Township from Local Commercial (C-1) to Residential (R-1). Staff recommended approval of the rezoning application.

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

(2) **CZ | #25-02 | Parma Township**

Staff referred to a zoning text amendment change for Parma Township event facilities mostly focusing on events that occur in agricultural settings. Staff recommended approval of the text amendment.

Conversation happened around the zoning text amendment and staff outlined a few comments to go with their recommendation. Comm. Hawley mentioned considering limiting the amount of events per calendar year to keep the agricultural focus of these event areas. Comm. Kennedy pointed a possible typo with the zoning amendment in a part of the ordinance that seemed like should have the time of 12:00 a.m. but was written as 12:00 p.m.

Comm. Kennedy made a motion to recommend **approval with comments** of the rezoning, supported by Comm. Hilleary. *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.** None.
- c. **Notices.** None.

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

Item 8. **Commissioner Comment.** None.

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

The meeting adjourned at 6:20 p.m.

Respectfully submitted by:

Kade Peck, Recording Secretary



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## MEETING MINUTES

April 10, 2025

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

**Members Absent:** None.

**Staff Present:** Mr. Kade Peck, Planner.

**Others Present:** None.

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. Kennedy, to approve the March 13, 2025, meeting minutes. *The motion was approved unanimously.*

Item 4. **Approval of the Agenda.** Comm. Wolcott made a motion to approve the agenda for April 10, 2025, seconded by Comm. Videto. *The motion was approved unanimously.*

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

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

(1) **CZ | #25-05 | Henrietta Township**

Staff referred to a report regarding a rezoning request for a parcel of .327 acres in Henrietta Township from Local Commercial (C-1) to Residential (R-2). Staff recommended approval of the rezoning application.

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

(2) **CZ | #25-06 | Columbia Township**

Staff referred to a report regarding a rezoning request for a parcel of 4.2 acres in Columbia Township from Agricultural (AG) to Commercial (C-2). Staff recommended approval of the rezoning application.

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

(3) **CZ | #25-07 | Sandstone Charter Township**

Staff referred to a zoning text amendment change for Sandstone Charter Township changes in the minimum design standards for commercial districts. Staff recommended approval of the text amendment.

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

(4) **CZ | #25-08 | Sandstone Charter Township**

Staff referred to a zoning text amendment change for Sandstone Charter Township for landscaping requirements in the township. Staff recommended approval of the text amendment.

Comm. Minnick, Jr. recommended outlining what an “automatic underground irrigation system” would consist of because that term by itself could mean a few different things.

Conversation happened around the zoning text amendment and staff outlined a few  
Comm. Kennedy made a motion to recommend **approval with comments** of the rezoning, supported by Comm. Wolcott. *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.** None.
- c. **Notices.** None.

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

Item 8. **Commissioner Comment.** None.

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

The meeting adjourned at 6:16 p.m.

Respectfully submitted by:

Kade Peck, Recording Secretary



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## MEETING MINUTES

May 8, 2025

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

**Members Present:** Ms. Nancy Hawley, Chairperson; Mr. Kurt Cole, Environment; Ms. Mary Wolcott, At Large; Mr. Jim Minnick, Jr., Industrial and Economic Representative; Ms. Pat Gallagher, At Large; Mr. Ted Hilleary, Education Representative.

**Members Absent:** Mr. Corey Kennedy, Vice Chairperson, Jackson County Board of Commissioners

**Staff Present:** Mr. Kade Peck, Planner.

**Others Present:** None.

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. Hilleary made a motion, seconded by Comm. Wolcott, to approve the April 10, 2025, meeting minutes. *The motion was approved unanimously.*

Item 4. **Approval of the Agenda.** Comm. Cole made a motion to approve the agenda for April 10, 2025, seconded by Comm. Gallagher. *The motion was approved unanimously.*

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

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

(1) **CZ | #25-09 | Spring Arbor Township**

Staff referred to a report regarding a rezoning request for a parcel of 4.2 acres in Spring Arbor Township from Rural Non-Farm Residential (RNF-1) to Agricultural (AG-1). Staff recommended approval of the rezoning application.

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

(2) **CZ | #25-10 | Leoni Township**

Staff referred to a zoning text amendment change for Leoni Township for their site plan review and approval language of their ordinance. Staff recommended approval of the text amendment.

Comm. Cole made a motion to recommend **approval** of the zoning text amendment, supported by Comm. Minnick Jr. *Commissioners approved the motion unanimously*

(3) **CZ | #25-11 | Napoleon Township**

Staff referred to a report regarding a rezoning request for parcels totaling 8.5 acres in Napoleon Township from Residential (R-1) to Agricultural (AG-1). Staff recommended approval of the rezoning application.

Comm. Cole made a motion to recommend **approval** of the rezoning, supported by Comm. Wolcott. *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.** None.

c. **Notices.** None.

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

Item 8. **Commissioner Comment.**

Commissioners discussed the need for updating master plans for the municipalities within Jackson County and asked staff how many municipalities within Jackson County are behind on their master plan updates.

Item 9. **Adjournment.**

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

The meeting adjourned at 6:24 p.m.

Respectfully submitted by:

Kade Peck, Recording Secretary



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## MEETING MINUTES

June 12, 2025

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; Ms. Mary Wolcott, At Large; Mr. Jim Minnick, Jr., Industrial and Economic Representative; Ms. Pat Gallagher, At Large; Mr. Ted Hilleary, Education Representative; Mr. Russel Jennings, At Large.

**Members Absent:** Mr. Kurt Cole, Environment.

**Staff Present:** Mr. Kade Peck, Planner.

**Others Present:** None.

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. Jennings made a motion, seconded by Comm. Minnick, Jr., to approve the May 8, 2025, meeting minutes. *The motion was approved unanimously.*

Item 4. **Approval of the Agenda.** Comm. Jennings made a motion to approve the agenda for June 12, 2025, seconded by Comm. Kennedy. *The motion was approved unanimously.*

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

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

(1) **CZ | #25-12 | Henrietta Township**

Staff referred to a report regarding a rezoning request for a zoning text amendment in Henrietta Township about a variety of aspects of the zoning ordinance including site plan review. Changes appear reasonable. Staff recommended approval of the rezoning application.

Comm. Minnick, Jr. made a motion to recommend **approval** of the rezoning, supported by Comm. Wolcott. *Commissioners approved the motion unanimously.*

(2) **CZ | #25-13 | Parma Township**

Staff referred to a zoning text amendment change for Parma Township for their battery storage. Changes appear reasonable. Staff recommended approval of the text amendment.

Comm. Kennedy made a motion to recommend **approval** of the zoning text amendment, supported by Comm. Minnick, Jr. *Commissioners approved the motion unanimously.*

(3) **CZ | #25-14 | Summit Township**

Staff referred to a report regarding a rezoning text amendment for mobile homes. Changes appear reasonable. Staff recommended approval of the rezoning application.

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

(4) **CZ | #25-15 | Grass Lake Charter Township**

Staff referred to a report regarding a rezoning request for parcels totaling 8.5 acres in Grass Lake Charter Township from Agricultural (AG) to Light Industrial (LI). Changes appear reasonable. Staff recommended approval of the rezoning application.

Comm. Minnick, Jr., made a motion to recommend **approval** of the rezoning, supported by Comm. Wolcott. *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.** None.

c. **Notices.** None.

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

Item 8. **Commissioner Comment.**

Commissioners discussed the need for updating master plans for the municipalities within Jackson County and asked staff how many municipalities within Jackson County are behind on their master plan updates.

Item 9. **Adjournment.**

Comm. Minnick, Jr. 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:

Kade Peck, Recording Secretary



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## MEETING MINUTES

July 10, 2025

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

**Members Present:** 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

**Members Absent:** Ms. Nancy Hawley, Chairperson; Ms. Pat Gallagher, At Large; Mr. Russell Jennings, At Large.

**Staff Present:** Mr. Kade Peck, Planner.

**Others Present:** None.

Item 1. **Call to Order and Pledge of Allegiance.** Commissioner Minnick, Jr. 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.** None

Item 3. **Approval of Minutes.** Comm. Cole made a motion, seconded by Hilleary, to approve the June 12, 2025, meeting minutes. *The motion was approved unanimously.*

Item 4. **Approval of the Agenda.** Comm. Wolcott made a motion to approve the agenda for July 10, 2025, 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 | #25-16 | Norvell Township**

Staff referred to a report regarding a rezoning request for a zoning text amendment in Norvell Township about total zoning ordinance update with major updates in General Administration and Enforcement section. Changes appear reasonable. Staff recommended approval of the rezoning application.

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

(2) **CZ | #25-17 | Columbia Charter Township**

Staff referred to rezoning of a parcel in Columbia Charter Township (000-19-151-001-03) for a truck repair facility. Staff recommended approval of the text amendment.

Comm. Kennedy made a motion to recommend **approval** of the rezoning supported by Comm. Minnick, Jr. *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.** None.
- c. **Notices.** None.

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

Item 8. **Commissioner Comment.**

Commissioners discussed the need for updating master plans for the municipalities within Jackson County and asked staff how many municipalities within Jackson County are behind on their master plan updates.

Item 9. **Adjournment.**

Comm. Minnick, Jr. 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:

Kade Peck, Recording Secretary



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## MEETING MINUTES

August 14, 2025

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

**Members Absent:** Ms. Pat Gallagher, At Large; Mr. Russell Jennings, At Large.

**Staff Present:** Mr. Kade Peck, Planner.

**Others Present:** None.

Item 1. **Call to Order and Pledge of Allegiance.** Commissioner 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.** None

Item 3. **Approval of Minutes.** Comm. Cole made a motion, seconded by Comm. Hilleary, to approve the July 10, 2025, meeting minutes. *The motion was approved unanimously.*

Item 4. **Approval of the Agenda.** Comm. Wolcott made a motion to approve the agenda for August 14, 2025, 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 | #25-18 | Leoni Township**

Staff referred to a report regarding a rezoning request for a zoning text amendment in Leoni Township about changes in wording around nonconforming uses. Debate occurred around the notice that was sent out and the zoning administrator having more authority in decision-making.

Comm. Wolcott made a motion to recommend **approval** of the rezoning, supported by Comm. Hilleary. *Commissioners took roll call and the recommendation passed.*

- 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.** None.
- c. **Notices.** None.

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

Item 8. **Commissioner Comment.**

Commissioners discussed the need for updating master plans for the municipalities within Jackson County and asked staff how many municipalities within Jackson County are behind on their master plan updates.

Item 9. **Adjournment.**

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

The meeting adjourned at 6:48 p.m.

Respectfully submitted by:

Kade Peck, Recording Secretary



# Jackson County Planning Commission

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## MEETING MINUTES

September 11, 2025

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

**Members Absent:** Ms. Pat Gallagher, At Large; Mr. Russell Jennings, 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.** None

Item 3. **Approval of Minutes.** Comm. Kennedy made a motion, seconded by Comm. Cole, to approve the August 14, 2025, meeting minutes. *The motion was approved unanimously.*

Item 4. **Approval of the Agenda.** Comm. Kennedy made a motion to approve the agenda for September 11, 2025, 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 | #25-19 | Summit Township**

Staff referred to a report regarding a rezoning request for a parcel rezoning in Summit Township for 000-13-11-401-096-01. The proposed rezoning is changing the parcel from Agricultural (AG) to Light Industrial (LI). Comments centered around keeping edging as a buffer to the commentary to the North and as well as comments about getting EGLE permission regarding the wetlands on the site. Comm. Kennedy made a motion to recommend **approval with comments** of the rezoning, supported by Comm. Hilleary. *Commissioners approved the motion unanimously.*

(2) **CZ | #25-20 | Grass Lake Charter Township**

Staff referred to a report regarding a rezoning request for a zoning text amendment

in Grass Lake Charter Township about changes for mining and extraction within the township. Changes appeared normal and staff recommended approval.

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

(3) **CZ | #25-21 | Leoni Township**

Staff referred to a report regarding a rezoning request for a parcel rezoning for 000-09-20-476-001-002 about changing a parcel from Residential to Heavy Industrial. The purpose is emergency egress for the industrial development. Concerns were raised about the area that this goes against the future land use map and nearby zonings/uses. Commissioners commented that this may not align with stipulations for zoning in the planning and enabling act. A nearby resident raised concerns about the traffic that could be associated with a large industrial development. The engineer for the development helped clarify some of the things that they were doing to address concerns.

Comm. Cole made a motion to recommend **disapproval** of the rezoning, supported by Comm. Wolcott. *Commissioners took roll call and the recommendation passed. Commissioners approved the motion unanimously.*

(4) **CZ | #25-22 | Leoni Township**

Staff referred to a report regarding a rezoning request for a parcel rezoning for 000-09-20-452-001-00 in Leoni Township about rezoning a parcel from Open Space to Heavy Industrial. The purpose is for an industrial park. Previous comments in #25-21 are prevalent to this rezoning.

Comm. Kennedy made a motion to recommend **disapproval** of the rezoning, supported by Comm. Cole. *Commissioners took roll call. 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.** None.

c. **Notices.** None.

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

Item 8. **Commissioner Comment.**

Commissioners discussed the need for updating master plans for the municipalities within Jackson County and asked staff how many municipalities within Jackson County are behind on their master plan updates.

Item 9. **Adjournment.**

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

The meeting adjourned at 6:48 p.m.

Respectfully submitted by:

Kade Peck, Recording Secretary



# Jackson County Planning Commission

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

October 09, 2025

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

**Members Absent:** Ms. Pat Gallagher, At Large; Mr. Russell Jennings, 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.** None

Item 3. **Approval of Minutes.** Comm. Minnick made a motion, seconded by Comm. Hilleary, to approve the September 11, 2025, meeting minutes. *The motion was approved unanimously.*

Item 4. **Approval of the Agenda.** Comm. Wolcott made a motion to approve the agenda for October 9, 2025, seconded by Comm. Kennedy. *The motion was approved unanimously.*

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

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

(1) **CZ | #25-23 | Summit Township**

Staff referred to a report regarding a rezoning request for a parcel rezoning in Summit Township for 000-13-16-426-057-00. The proposed rezoning is changing the parcel from Office (O-1) to Commercial (C-1).

Comm. Kurt made a motion to recommend **approval** of the rezoning, supported by Comm. Minnick. *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.** None.
- c. **Notices.** None.

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

Item 8. **Commissioner Comment.**

Commissioners discussed the need for updating master plans for the municipalities within Jackson County and asked staff how many municipalities within Jackson County are behind on their master plan updates.

Item 9. **Adjournment.**

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

The meeting adjourned at 6:28 p.m.

Respectfully submitted by:

Kade Peck, Recording Secretary



# 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

November 13, 2025

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; 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



# 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

December 11, 2025

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; 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.** Harmony Gmazel from MSU Extension gave a presentation to the planning commissioners informing them about Citizen Planner and the trainings and resources that are available to them.

Item 3. **Approval of Minutes.** Comm. Hilleary made a motion, seconded by Comm. Cole, to approve the November 13, 2025, meeting minutes. *The motion was approved unanimously.*

Item 4. **Approval of the Agenda.** Comm. Hilleary made a motion to approve the agenda for December 11, 2025, seconded by Comm. Minnick. *The motion was approved unanimously.*

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

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

(1) **CZ | #25-27 | Summit Township**

Staff referred to a report regarding a rezoning request for a parcel rezoning in Summit Township for 000-13-04-301-040-00. The proposed rezoning is changing the parcel from Urban Residential (RU-1) to Local Commercial (C-1).

Commissioner Kennedy stated that this rezoning appeared to be a case of spot zoning. Comm. Kennedy made a motion to recommend **approval** of the rezoning, supported by Comm. Cole. *Commissioners approved the motion unanimously.*

(2) **CZ | #25-28 | Summit Township**

Staff referred to a report regarding a zoning text amendment request in Summit Township. The changes focused on the addition of the use of Home Improvement/Supply Center and adding this use as a conditional use in certain zoning classifications in the township.

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

(3) **CZ | #25-29 | Henrietta Township**

Staff referred to a report regarding a zoning text amendment request in Henrietta Township for an ordinance regulating the use of data centers within the township.

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

(4) **CZ | #25-30 | Columbia Township**

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

Discussion occurred about the fake invoice that was sent to the applicant. Planner Peck warned that this has been a problem as of late and wanted applicants that Region 2 does not charge individual applicants for rezonings and PA116s.

Comm. Minick made a motion to recommend **approval** of the zoning text amendment, supported by Comm. Kennedy. *Commissioners approved the motion unanimously.*

(5) **CZ | #25-31 | Henrietta Township**

Staff referred to a report regarding a zoning text amendment requests for a variety of text amendment changes throughout the ordinance.

Comm. Wolcott made a motion to recommend **approval** of the zoning text amendment, supported by Comm. Hilleary. *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.** None.
  - c. **Notices.** None.
- Item 7. **Public Comment.** None.

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 7:00 p.m.

Respectfully submitted by:

Kade Peck, Recording Secretary