



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

March 12, 2026

5th Floor Commission Chambers • Jackson County Tower Building • Jackson, Michigan

Members Present: Mr. Corey Kennedy, Board of Commissioners; Mr. Kurt Cole, At Large; Ms. Nancy Hawley, Chair; Mr. Ted Hilleary, Education; Ms. Mary Wolcott, At Large; Mr. John Brennan, At Large; Mr. Russ Jennings, At Large.

Members Absent: Mr. John Brennan, At Large; Mr. Mark Baldwin, Economic.

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.**

Matt Tucker, A nearby resident to the parcel in CZ26-05 Henreitta Rezoning, discussed some of his concerns with the rezoning. He went into some detail into the company attempting to rezone, and gave his opinion that they did not have the best interests of the community at heart. He said it did not fit into the outline of the Master Plan for Henrietta Township. He recommended JCPC recommended disapproval for the recommendation like the township PC did.

Carmen Buress, a resident of Waterloo Township, gave her opinion about the zoning text amendment being addressed in CZ26-04. She believed that the zoning text amendment could hurt property owners of parcels that were getting switched the Agricultural zoning class from zoning classification that is potentially going to be removed in the zoning text amendment. The individual discussed how she thought the Township was over focusing on the DNR and that this could be an example of exclusionary zoning for property owners that were affected.

Kevin Stats, a resident of Henrietta Township who lives near the potential CZ26-05 Henrietta Rezoning, discussed some of his concerns with the rezoning. Concerns centered around the safety of drivers on the road nearby. A gas station being there could exacerbate issues by increasing traffic on this road. He believes that this change in use does not fit into the Township Master Plan. He brought up that this could negatively affect the water in this area, and this area does not make sense to increase the intensity of the commercial development.

Laurie Fogarty, a resident of Henrietta Township that lives near the potential CZ26-05 Rezoning, discussed the country aspects that they like about the area and how a gas station could

disrupt that. The resident said that while they did not mind the party store, they believed the added environmental issues and lights would be harmful to the area.

Scott Tingly, a resident of Henrietta who lives nearby to the CZ26-05 Henrietta Rezoning, has seen road issues with the current traffic near the party store and believes a conversion to a gas station could make these issues worse. He discussed the low water table in the area and stated that even with more modern technology there is always risk of tank leak and general spills that could hurt the local environment.

Amanda Miller, a resident of Henrietta Township that lives near the CZ26-05 Henrietta Rezoning, discussed her issues with the rezoning. She mentioned that she has a wildlife habitat nearby where many different native plants grow and butterflies live and believes a gas station could be problematic for their habitat and the general environment of the area. She mentioned that leaks and spills can always happen at gas stations and that the way the economy is moving that a new gas station might not have the same longevity that gas stations have had historically.

Item 3. **Approval of Minutes.** Comm. Wolcott made a motion, seconded by Comm. Kennedy, to approve the February 12, 2025, meeting minutes. Changes were made about who was present and absent at the meeting. *The motion was approved unanimously.*

Item 4. **Approval of the Agenda.** CZ26-06 from Blackman Township was added to the agenda. Comm. Kennedy made a motion to approve the agenda for March 12, 2026, seconded by Comm. Cole. *The motion was approved unanimously.*

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

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

(1) **CZ | #26-04 | Waterloo Township**

Staff referred to a report regarding a zoning text amendment from Waterloo Township. The zoning text amendment is a total update to the entire ordinance and touched upon many different planning issues outlined in the staff report.

Comm. Hawley made some comments stating that it is hard to address the specific concerns that was made by the resident that discussed this zoning text amendment during public comment as a recommendation needs to be made for the zoning text amendment as a whole. She recommended that the resident that made comments outlining concerns with the zoning text amendment to bring them up to the Township Board so possible amendments could be made if deemed appropriate.

Comm. Wolcott made a motion to recommend **approval with comments** of the zoning text amendment, supported by Comm. Cole. *The motion was approved unanimously.*

(2) **CZ | #26-05 | Henrietta Township**

Staff referred to a report regarding a rezoning request for a parcel in Henrietta Township from Commercial (C-1) to Commercial (C-2). Commissioners expressed many concerns with the rezoning. Concerns ranged from the lack of C-2 in the area, the parcel already being a nonconforming use, the response from the public, the

rezoning not fitting into the Township Master Plan, being a nuisance for nearby residents, and the PC recommending disapproval.

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

(3) CZ | #26-05 | Blackman Charter Township

Staff referred to a report regarding a rezoning request for a parcel in Blackman Township from Heavy Industrial (I-2) to Light Industrial (I-1).

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

Discussion happened about the data center informational packet to be sent out to Jackson County municipalities.

Comm. Cole made a motion to recommend **approval** of sending it out Jackson County municipalities, supported by Comm. Jennings. *The motion was approved unanimously.*

- b. **New Business.**
- c. **Notices.** None.

Item 7. Public Comment.

Item 8. Commissioner Comment.

Comm. Jennings accepted role of Vice Chair.

Item 9. Adjournment.

Comm. Cole made a motion to adjourn, supported by Comm. Wolcott. *Commissioners approved the motion unanimously.*

The meeting adjourned at 7:05 p.m.

Respectfully submitted by:

Kade Peck, Recording Secretary