



Jackson County Planning Commission

Staffed by the Region 2 Planning Commission (R2PC)

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MEETING MINUTES

July 9, 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. Russ Jennings, At Large; Ms. Celia Croff, At Large; Mr. Mark Baldwin, Economic.

Members Absent: Mr. John Brennan, 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.**

Ralph Klok, a property owner near the 26-10 Napoleon rezoning on Hoyer Road to change two parcels to Rural Residential, provided information about the rezoning that they believed was not showcased in their application. Comments focused on the maps provided not showcasing the vision that the applicant had for the rezoning and issues with wetlands.

Sharol Klok, a property owner near the 26-10 Napoleon rezoning on Hoyer Road to change two parcels to Rural Residential, articulated environmental concerns that could be an issue if the subdivision is built out like the applicant was hoping to do. They mentioned that there is a Eagle nest within the parcels and could limit tree clearing for the subdivision. She also brought up that much of the land on the parcels is wetlands, meaning that much of the property is not able to be built on.

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

Item 4. **Approval of the Agenda.** Comm. Baldwin made a motion to approve the agenda for July 12, 2026, 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 | #26-09 | Napoleon Township**

Staff referred to a report regarding a rezoning request for a parcel in Napoleon Township from Agricultural (Ag-1) to Residential (R-1).

Discussion was had about the rezoning and how much it fits into some of the more agricultural elements in the area.

Comm. Kennedy made a motion to recommend **approval** of the zoning text amendment, supported by Comm. Baldwin. *The motion was approved 4-2.*

(2) **CZ | #26-10 | Napoleon Township**

Staff referred to a report regarding a rezoning request for a parcel in Napoleon Township from Agricultural (Ag-1) to Rural Residential (RR).

Commissioners expressed many concerns with the rezoning. Much of the concerns were focused upon that the initial application was for a different zoning than the was approved at the PC, which the planning commission believe could make the new application invalid. Planning commissioners recommended that the process restart with the initial application being for the rural residential to ensure the process is legally valid.

Comm. Cole made a motion to recommend **approval** of the rezoning, supported by Comm. Kennedy. *The motion was disapproved after failing the vote 2-4.*

(3) **CZ | #26-11 | Leoni Township**

Staff referred to a report regarding a zoning text amendment from Leoni Township.

Commissioners had issues with the vagueness of the zoning text amendment as well as the wording of it potentially creating issues for other conditional uses in the ordinance. They recommended that Leoni Township add a definitions section and ensure that the addition of an agricultural special land use does not disallow other forms of commercial activity on an agricultural property, especially in regards to the requirement of a home being on the property of these specific permits.

Comm. Kennedy made a motion to recommend **disapproval with comments** 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.** 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. Cole. *Commissioners approved the motion unanimously.*

The meeting adjourned at 6:55 p.m.

Respectfully submitted by:

Kade Peck, Recording Secretary