



Jackson County Planning Commission

Staffed by the Region 2 Planning Commission (R2PC)

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MEETING MINUTES

September 10, 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; Mrs. Mary Hall, At Large.

Members Absent: None.

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.**

Jobeth Carlton of Rives Township praised Jackson County Planning Commission and the work they do.

Item 3. **Approval of Minutes.** Comm. Kennedy made a motion, seconded by Comm. Baldwin, to approve the July 9, 2026, meeting minutes. *The motion was approved unanimously.*

Item 4. **Approval of the Agenda.** A rezoning from Summit Township was added to the agenda. Comm. Kennedy made a motion to approve the agenda for July 12, 2026, seconded by Comm. Baldwin. *The motion was approved unanimously.*

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

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

(1) **CZ | #26-13 | Waterloo Township**

Staff referred to a report regarding a zoning text amendment request for a parcel in Waterloo Township.

Staff outlined the changes to width requirements and setback rules for kennels and

buildings used for animals in the zoning ordinance.

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

(2) **CZ | #26-14 | Summit Township**

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

Staff explained multiple parts of the ordinance, including the zoning restrictions, water treatment rules, power generation rules, noise rules, and more included in the staff report. Planning Commissioners discussed different ways the Township could look to regulate data centers and to ensure community benefit from this use. Zoning Administrator from Summit Township Al Hooper explained the reasons for different zoning implementations within the ordinance. More details are located in the staff report.

Planning Commissioners added comments related to the Township considering limits on IFT tax exemptions for data centers and having a community benefit agreement as a part of approval for data centers.

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

(3) **CZ | #26-15 | Summit Township**

Staff referred to a report regarding a rezoning in Summit Township.

Staff outlined the two parcels that were proposed to be rezoned to 'C-2' General Commercial and discussed information of the rezoning from the staff report. The proposed rezoning is being requested to allow for a convenience store. More details are located in the staff report.

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

(4) **CZ | #26-16 | Leoni Township**

Staff referred to a report regarding a rezoning in Leoni Township.

Staff outlined the parcel to be rezoned from 'B-2' Community Business District to 'RS' Suburban Residential. The reason is the parcel is currently nonconforming and must be rezoned to add a garage. More details are located in the staff report.

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

(5) **CZ | #26-17 | Summit Township**

Staff referred to a report regarding a rezoning in Summit Township.

Staff outlined the parcel to be rezoned from 'RS-2' Residential to 'C-' Local Commercial.

The purpose of the rezoning is that the parcel is not viable for residential development and thus needs to be rezoned to commercial. Staff outlined the commercial nearby and that the future land use plan that was compatible with the reasoning. Zoning Administrator Al Hooper explained why the parcel was not compatible with a residential rezoning, because of the commercial building that is on the parcel. More information is located in the staff report.

Comm. Baldwin 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.** None.

b. **New Business.** None.

c. **Notices.** None.

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

Item 8. **Commissioner Comment.**

Discussion happened related to data centers and what local townships and cities should be doing as well as the idea of a state moratorium. Commissioner Jennings stressed the need for local municipalities to keep control of zoning and land use decisions, but said he saw some merit in a statewide moratorium. Commissioners Hawley and Wolcott discussed different strategies that could be taken related to data centers.

Item 9. **Adjournment.**

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

The meeting adjourned at 7:10 p.m.

Respectfully submitted by:

Kade Peck, Recording Secretary