



Jackson County Planning Commission

Staffed by the Region 2 Planning Commission (R2PC)

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MEETING MINUTES

March 10, 2016

Jackson County Tower Building • Jackson, Michigan

- Members Present:** Timothy Burns, At Large; Nancy Hawley, At Large; Jared Vickers, At Large; Jim Videto, Agriculture; and Amy Torres, Industry and Economics
- Members Absent:** Jennifer Morris, At Large; Ted Hilleary, Education; and Carl Rice, Jr., Jackson County Board of Commissioners
- Liaisons Present:** Grant Bauman, R2PC Principal Planner
- Others Present:** None

- Item 1. **Call to Order and Pledge of Allegiance.** The meeting was called to order at 6:00 p.m. by Chairperson Torres. Those in attendance rose and joined in the Pledge of Allegiance.
- Item 2. **Public Comment.** None.
- Item 3. **Approval of Minutes.** A motion was made by Commissioner Hawley, and seconded by Commissioner Burns, to **approve** the minutes of the February 11, 2016, meeting as presented. *The motion was approved unanimously.*
- Item 4. **Approval of the Agenda.** Staff informed Commissioners that Item 5a(3) concerns a text amendment to the zoning ordinance of Concord Township rather than Henrietta Township. A motion was made by Commissioner Hawley, and seconded by Commissioner Burns, to **approve as amended** the March 10, 2016, agenda. *The motion was approved unanimously.*
- Item 5. **Request(s) for Review, Comment, and Recommendation**
- a. **Consideration of Township Zoning Amendment(s).**
- (1) **Conditional Rezoning in Section 35 of Sandstone Township**
- Staff summarized its report regarding the proposed rezoning of a property from Agricultural (AG-1) to Limited Industrial (LI), noting the change to a conditional rezoning which will only allow "Agricultural Sales, Service, Lawn Equipment and Contractor Use" on the property. Staff commented that the Sandstone Township Board should verify that the provisions of Section 14.6 (Conditional Rezoning of Land) of the *Sandstone Township Zoning Ordinance* are followed. Commissioners and staff also discussed the complexities of conditional rezonings.
- A motion was made by Commissioner Vickers, and seconded by Commissioner Hawley, to recommend **approval with comments** of the conditional rezoning, as advised by staff (see the staff report). *The motion was approved unanimously.*

(2) **CZ #16-04 – Text Amendment, Henrietta Township**

Commissioner Hawley provided an overview and history of the proposed addition of Section 120 (Medical Marihuana Home Occupations) to the *Henrietta Township Zoning Ordinance*. Staff then summarized its report regarding the proposed amendment. Staff also commented on discrepancies among the various subsections of the amendment that should be resolved prior to final approval by the Township Board.

A motion was made by Commissioner Burns, and seconded by Commissioner Videto, to recommend **approval with comments** of the proposed amendment, as advised by staff (see the staff report). *The motion was approved unanimously, with Commissioner Hawley abstaining.*

(3) **CZ #16-05 – Text Amendment, Concord Township**

Staff summarized its report regarding the proposed replacement of the standards contained in Article 17 (Fences and Walls) of the *Concord Township Zoning Ordinance*. Staff noted that it assisted the Concord Township Planning Commission in the drafting of the proposed amendment.

A motion was made by Commissioner Videto, and seconded by Commissioner Burns, to recommend **approval** of the proposed amendment, as advised by staff (see the staff report). *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.**

PZN #2 – Zoning Ordinance Public Hearing & Public Noticing Requirements

The second issue of *Planning & Zoning Notes*, which addresses the Michigan Zoning Enabling Act (MZE) requirements regarding the holding of public hearings prior to considering various zoning requests and their public notice, was presented to the Planning Commissions of Jackson and Lenawee Counties in February of 2016. Both Commissions suggested a few changes which further clarify points made in the document. Staff included a copy of the final version of the issue in the agenda packet.

b. **New Business**

2015 Annual Report

Staff presented the proposed *2015 JCPC Annual Report* to the Commission for its review and approval prior to its submittal to the County Agency and Affairs Committee of the Jackson County Board of Commissioners.

A motion was made by Commissioner Hawley, and seconded by Commissioner Burns, to **approve** the proposed Annual Report as presented. *The motion passed unanimously.*

Item 7.

Public Comment. None.

Item 8. **Commissioner Comment.**

- a. Commissioner Hawley reminded the Commission that the Jackson County Conservation District is taking orders for seedlings (e.g., trees, grasses, native shrubs, etc.) and marking flags on its website.
- b. Chairperson Torres informed the Commission that the Enterprise Group is busy implementing its People and Places program which was presented to the Commission last fall. That includes partnering with Jackson County GIS and the Region 2 Planning Commission and utilizing the information and mapping services they provide. The Jackson County Planning Commission will likely be involved in drafting suggested standards to be considered by municipalities in Jackson County.

Item 9. **Adjournment.** The meeting was adjourned by Commissioner Torres at 6:50 p.m.

Respectfully submitted by:
Grant Bauman, Recording Secretary