



Jackson County Planning Commission

Staffed by the Region 2 Planning Commission (R2PC)

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MEETING MINUTES

April 14, 2016

Jackson County Tower Building • Jackson, Michigan

- Members Present:** Nancy Hawley, At Large; Jennifer Morris, At Large; Jared Vickers, At Large; Jim Videto, Agriculture; Ted Hilleary, Education; Roger Gaede, Environment; and Amy Torres, Industry and Economics
- Members Absent:** Timothy Burns, At Large, 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 6:02 p.m. by Chairperson Torres. Those in attendance rose and joined in the Pledge of Allegiance.
- Roger Gaede was welcomed to the Planning Commission by Chair Torres. Commissioner Gaede introduced himself and explained his interest in representing the environment on the JCPC. The other Commissioners also introduced themselves to Mr. Gaede.
- Item 2. **Public Comment.** None.
- Item 3. **Approval of Minutes.** A motion was made by Commissioner Videto, and seconded by Commissioner Hilleary, to **approve** the minutes of the March 10, 2016, meeting as presented. *The motion was approved unanimously.*
- Item 4. **Approval of the Agenda.** A motion was made by Commissioner Morris, and seconded by Commissioner Hilleary, to **approve** the April 14, 2016, agenda as presented. *The motion was approved unanimously.*
- Item 5. **Request(s) for Review, Comment, and Recommendation**
- a. **Consideration of Township Zoning Amendment(s).**
- (1) **CZ #16-06 – Rezoning in Section 13 of Liberty Township**
- Staff summarized its report regarding the proposed rezoning of a portion of a property from Light Industrial (I-1) to Commercial (C-1), advising County Planning Commissioners to recommend disapproval of the rezoning to C-1 as well as a couple of alternatives:
1. *Amend the text of the ordinance to allow ‘indoor retail sales establishments’ as a permitted or conditional use in the ‘Light Industrial District (I-1)’.*
 2. *Consider rezoning the entire parent property and the properties directly to*

the north—which are assessed ‘commercial vacant’ and ‘commercial’, respectively—for ‘commercial’ uses and place those in a commercial future land use category when the Township’s master plan is updated.

Commissioner Hawley spoke about the possibility of allowing for mixed commercial and industrial uses in that part of the Township. Commissioner Gaede informed the JCPC that there will be some zoning changes along Meridian Road (US-127) in Columbia Township; he also asked some clarifying questions of staff.

A motion was made by Commissioner Morris, and seconded by Commissioner Vickers, to recommend **disapproval with comments** (see above) of the rezoning, as advised by staff (see the staff report). *The motion was approved unanimously.*

(2) CZ #16-07 – Rezoning in Section 1 of Liberty Township

Staff summarized its report regarding the proposed rezoning of a property from Agricultural (AG-1) to Light Industrial (I-1), advising County Planning Commission to recommend approval of the rezoning I-1 with a single comment: *The Township should consider extending the ‘industrial’ land use category on its future land use map northward to Loomis Road.*

Commissioner Gaede asked some clarifying questions of staff. Commissioner Morris noted that a 6-ft fence would be more effective than the 4-ft fence proposed by the applicant and requested that the observation be noted in the cover letter.

A motion was made by Commissioner Morris, and seconded by Commissioner Vickers, to recommend **approval with comments** of the proposed rezoning, 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.** None.
- b. **New Business.** None.

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

Item 8. **Commissioner Comment.**

- a. Commissioner Videto welcomed Commissioner Gaede to the JCPC.
- b. Commissioner Gaede made some concluding comments..

Item 9. **Adjournment.** The meeting was adjourned by Commissioner Torres at 6:43 p.m.

Respectfully submitted by:
Grant Bauman, Recording Secretary