

Eureka Charter Township Planning Commission
Eureka Charter Township Hall, 9322 SW Greenville Rd., Greenville, MI
Regular Meeting Minutes – Approved (w/2 corrections on 2-16-22)
January 19, 2022

Agenda Items 1 & 2: Meeting Convene & Roll Call

Chairman Putnam called the regular meeting of the Eureka Charter Township Planning Commission (PC) to order at 7:00 pm.

Roll call found the following PC members in attendance: Linda Weger, Randy Klepper, Mary Sharp, Marty Posekany, Jon Behrends and Board Liaison – Trustee Kristen Lower.

There was a quorum for the meeting.

Zoning Administrator/Supervisor Darcia Kelley, Cory Smith from the Daily News, builder Al Lehman, and one late audience member were also in attendance.

Agenda Items 3 & 4: December Minutes & Correspondence Received by Secretary

Motion was made by Commissioner Klepper to accept the December minutes as written. It was supported by Commissioner Weger.

Motion carried.

There was no correspondence.

Agenda Item 5: Audience Comments on Non-Agenda Items

There were no comments on non-agenda items.

Unfinished Business

There was much discussion regarding the proposed requirements for Fencing and Accessory Buildings. Kristen Lower, Board Liaison, presented changes the Township Board would like to see regarding those requirements. It was decided that a decision would be tabled for now and Chairman Putnam will attend the next Township Board meeting to give and receive input.

Review of Draft Zoning Ordinance #79 continued, beginning with Section 3.12 and continuing through Section 3.19. Several small changes were discussed and agreed upon. The next review session will begin with Section 3.20, Water and Sanitary Sewer Service.

New Business

Chairman Putnam suggested that the New Business item regarding Al Lehman be addressed before moving into Unfinished Business items. The commissioners agreed, so it was discussed before any Unfinished Business.

Al Lehman, builder, asked to have approximately 21 acres on the **SE NE** corner of Barber and W. County Line Road rezoned from AG to SR for a housing project.

After discussion, Commission Posekany moved that a Public Hearing be held at the next regularly scheduled PC meeting on February 16, 2022 to gain public comment on rezoning parcel # 59-008-018-001-06 on the **SE NE** corner of Barber and W. County Line from Agricultural (AG) to Suburban Residential (SR). The motion was supported by Commissioner Sharp.

Motion passed.

Commissioner Weger made a motion to keep Planning Commission Officers as is, with Duane Putnam as Chairman, Marty Posekany as Vice Chairman, and Linda Weger as Secretary. The motion was supported by Commissioner Sharp.

Motion carried.

Commissioner Weger then moved that Planning Commission meetings continue to be held on the 3rd Wednesday of the month at 7:00 pm at the Eureka Township Hall. Commissioner Klepper supported the motion.

Motion carried.

The agenda item regarding a Special Land Use permit for Jamie Sorensen was not addressed. He has decided not to purchase the property.

Zoning Administration – Kelley

- 1 complaint for the month of December, regarding a deck
- 2 zoning permits for a pole barn and enclosed sun room
- 18 burn permits
- 3 inspections

Road Commission – Kelley

- Met with Mark Christensen, from the county Road Commission, and Brad Kelley to discuss possible road projects
- Mark shared information rating roads from 3 to 9, Eureka Township received an average of 7, the best in the county
- Roads will be addressed according to ratings going forward
- ARPA funds may be used for roads

Township Board – Lower

- Welcomed new Greenville mayor, Mark Lehman
- ARPA funds ideas from residents were shared at this meeting
- Planning to adopt a new Citizens Rights and Guidelines for public comments at meetings
- Discussed Fencing Requirements and Accessory Buildings amendments
- MTA Conference will be held in Lansing April 25-28
- Approved adding street lights at the corner of M91 and Snows Lake and near the Township Cemetery
- Board of Review dates were set for March 8, 16, & 17; July 19 & December 13, 2022

Zoning Board of Appeals – Putnam

- An organizational meeting was held on January 18, 2022. Rodney Roy was elected Chairman, Duane Putnam is Vice Chairman, and Jeremy Austin is Secretary.

Commissioners

Are there any comments, concerns, questions, or suggestions on any other topic?

There was discussion about setting a Special Meeting to continue reviewing Draft Ordinance #79. A Special Meeting was set for Friday, February 4, from 10:00 am – 2:00 pm at the Eureka Township Hall.

Items for next Agenda

- Public Hearing on Al Lehman's rezoning request for parcel # 59-008-018-001-06
- Continued review of Draft Ordinance #79

The meeting was adjourned at 9:00 p.m.

The next meeting will be on February 16, 2022, at 7:00 p.m.

Respectfully submitted,

Deb Homant
Recording Secretary

Linda Weger
PC Secretary