

**Eureka Charter Township Planning Commission**  
Regular Meeting Minutes – Approved  
January 20, 2021

**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: Les Lillie, Linda Weger, Randy Klepper, Mary Sharp, Marty Posekany and Board Liaison, Treasurer Cindy Hanson.

There was a quorum for the meeting.

Zoning Administrator/Supervisor Darcia Kelley, Cory Smith from The Daily News, and resident Brian Murray were also in attendance.  
This meeting was audiotaped.

**Agenda Items 3 & 4: November Minutes & Correspondence Received by Secretary**

Motion was made by Commissioner Weger to accept the November minutes as written. It was supported by Commissioner Sharp.

**Motion carried.**

Correspondence from the City of Greenville stating that a draft of their Master Plan is available online was shared and briefly discussed. Commissioner Putnam asked that any concerns be submitted to him to pass on to the city.

**Agenda Item 5: Audience Comments on Non-Agenda Items**

There were no audience comments.

**Unfinished Business**

Commissioner Putnam briefly went over the proposed ordinance amendment regarding Event Venues and explained that Barn Event Venues are addressed in the wording pertaining to Event Venues in the AG District.

The Public Hearing on Event Venues began at 7:05 pm. After listening to Mr. Murray's comments, some changes were suggested.

The Public Hearing was closed at 7:37 pm.

A motion was made by Commissioner Weger and supported by Commissioner Sharp recommending the following changes to the proposed amendment:

1. In section B. Regulations and Conditions for Event Venues in the AG District, item d. Timing of Events, changing the time for all events to be completed to **12:00 am**, and concluding alcohol service at **11:00 pm**.
2. In section B. Regulations and Conditions for Event Venues in the AG District, item f. Amplified Music, changing the time, stating that amplified music may not be played later than **11:00 pm.**, and "In no event shall music, amplified or not, be reasonably detected off the property after **11:00 pm.**"
3. In section C. Regulations and Conditions for All Event Venues, remove item a. Food and Beverage Service and re-letter the remaining items a - j.
4. In section C. Regulations and Conditions for All Event Venues, newly lettered item b. Temporary Structures, change the wording to say, "Any tent or other temporary structure which is constructed in addition to the existing buildings and structures, so as to accommodate an event, may be installed and shall be dismantled and removed by the end of the season."

**Motion carried.**

Commissioner Posekany then motioned to recommend the amendment of Ordinance #79 by adding a new definition to Chapter 2 Definitions, Section 2.2 B; and adding "X. Event Venues" in Chapter 11 Special Land Uses, Section 11.4 Specific Standards for Special Land Uses, with the approved changes, to the Township Board for approval. Commissioner Weger seconded.

**Motion carried.**

### **New Business**

Nominations of officers for 2021 were accepted. Commissioner Lillie nominated Commissioner Putnam for Chairman, Commissioner Weger nominated Commissioner Posekany as Vice Chairman, and Commissioner Klepper nominated Commissioner Weger as Secretary. All nominations were voted on and approved unanimously.

A draft of the Zoning Map was looked at to see if there were any changes or corrections. After some discussion it was determined that there are some parcels that need to be looked at more closely and discussed at next month's PC meeting.

### **Committee Reports**

#### **Zoning Administration – Kelley**

- Darcia Kelley was approved as ZA at the January Township Board meeting
- January is a transition month with Rod Roy assisting
- Received 2 zoning permits and 1 land split
- Found that we are in compliance already with maintaining state standards with the Flat River Natural River Zoning Act
- Thanked PC for their work and support

#### **Road Commission – Kelley**

- Met with Road Commissioner Mark Christensen
- He suggested we don't need to spray for weeds this year
- Mark is getting quotes and final numbers will be presented at March Township Board meeting
- Supervisor/ZA Kelley hoping to get the road through the Township cemetery paved

#### **Township Board – Hanson**

- Approved Darcia Kelley as ZA
- Getting quotes for outside lighting around the building
- Looked at the Township policies regarding Code of Conduct and Conflict of Interest
- Approved using the Hall as a possible COVID vaccination site if needed

#### **Zoning Board of Appeals – Putnam**

- They have not yet met, but Duane will set up a meeting to elect officers

### **Commissioners**

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

Commissioner Lillie stated that he heard the Black Lab Taproom and Eatery project fell through.

Commissioner Posekany stated that the Greater Greenville Transportation meeting is Wednesday, January 27, via Zoom.

There are no updates on the proposed M57 Manufactured Home Development.

### **Items for next Agenda**

- Zoning map-look at it more thoroughly and see if changes or corrections need to be made, look at UR

The meeting was adjourned at 8:18 p.m.

The next meeting will be on February 17, 2021, at 7 p.m.

Eureka Charter Township will treat all persons with dignity, respect and impartiality, without prejudice or discrimination. If you need assistance with reading, writing, hearing etc. under the Americans with Disabilities Act, you may make your needs known to this Agency.

Respectfully submitted,

Deb Homant  
Recording Secretary

Linda Weger  
PC Secretary