

Eureka Charter Township Planning Commission
Regular Meeting Minutes – Approved
March 17, 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 7:01 pm.

Roll call found the following PC members in attendance: Linda Weger, Randy Klepper, Mary Sharp, Marty Posekany, Les Lillie 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 approximately 20 others were also in attendance.

This meeting was audiotaped.

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

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

Motion carried.

There was no correspondence.

Agenda Item 5: Audience Comments on Non-Agenda Items

There were no audience comments at this time.

Unfinished Business

After a brief discussion regarding a request for a Special Use Permit, there was a motion by Commissioner Posekany, supported by Commissioner Weger, to approve a Public Hearing for the purpose of gaining public comment on granting a Special Land Use Permit for an Event Venue at Frugthaven Farm, 11466 W. Carson City Rd., parcel # 59-008-007-019-11. This Public Hearing will be scheduled for the next Planning Commission Meeting on April 21, 2021.

Motion carried.

The topic of the possibility of Short-Term Rentals in the Township was further discussed. There were many residents present to share their comments and concerns. The owners of a property on Burgess Lake who were previously interested in listing it as an Airbnb rental were also present to share their plans and hear concerns. After listening to the resident's comments, it was decided that the Planning Commission will take all comments into consideration, study the issue in depth, and discuss the topic further at the next PC meeting.

The Zoning Map Draft was discussed. There were concerns about the section designated UR, in the area of S. Youngman and W. Harlow, containing two parcels. The change in designation appears to have occurred sometime between 2010 and 2013. Commissioner Lillie moved to hold a Public Hearing at the April PC Meeting to rezone the Urban Residential (UR) Section of the Zoning Map Draft, parcels # 59-008-008-003-10 and # 59-008-008-003-00, to Suburban (SR). It was seconded by Commissioner Weger.

Motion carried.

New Business

Supervisor Darcia Kelley shared that she spoke with Mel Christensen from Apex Wind. Apex is not considering Eureka Township as a site for their wind turbines.

Resident Dennis VanTassel gave a presentation asking for permission to install approximately 264 square feet of solar panels on his home located at 7125 SW County Line Road. After some questions and answers, Commissioner Hanson moved for approval of solar panel installation for Dennis Vantassel for a Zoning Permit. Commissioner Sharp supported the motion.

Motion carried.

There was discussion regarding Food Truck Regulations and whether they were addressed sufficiently within our current ordinances. Commissioners were encouraged to read up on this so it can be discussed further at the next PC meeting.

Supervisor/Zoning Administrator Kelley requested that the Planning Commission also review the Township's Regulatory Ordinances. They were specifically asked to look at the following ordinances: #22 – Junk Yards, #23 – Used Car Lots, # 26 – Outdoor Gatherings, #30 – Noise Ordinance, #45 – Blight, #46 – Swimming Pools, #80 – Home Based Businesses, #83 – Dangerous Buildings, #86 – Cemetery Ordinance, #88 – Demolition. Commissioner Putnam suggested reviewing them in a small group as they did with the Zoning Ordinances. Commissioner Posekany asked that another Township Board member also help with the review.

The Draft Zoning Ordinance notebooks were given to commissioners. Additional input is needed from the entire Planning Commission on several highlighted pages.

Committee Reports

Zoning Administration – Kelley

- It was a fairly slow month with 4 zoning permits, 7 burn permits, and 4 inspections
- There were some parcel divisions and site visits
- Completed file cleanup
- Looking into some digital storage with a presentation from Applied Imaging
- Took some more classes
- Appreciates all the time the PC ordinance review team (Duane, Linda, Marty) spent on reviewing the zoning ordinances
- Any official wishing to attend the virtual MTA Conference may make arrangements through the office
- Accepted the resignation of Commissioner Les Lillie

Road Commission – Kelley

- Road contracts were accepted and discounts were applied
- The total cost for road contracts is \$351,714
- The current stimulus package will provide \$397,521 to Eureka Township, half will be received the first year, and half the next year. The TB will decide how best to utilize it.

Commissioner Putnam then thanked Les Lillie for his many years of service to the Township in several different capacities and commended him as a good person and real asset to the Township.

Township Board – Hanson

- The TB is researching the Baldwin Lake sewer project
- Some outside lighting has been installed
- A new server was purchased and installed
- The amendment to Ordinance #79 regarding Event Venues was approved
- A date was set for Township Cemetery Cleanup
- Appointed Rod Roy as Deputy Supervisor as needed
- Policy review continues

Zoning Board of Appeals – Putnam

- Nothing to report

Commissioners

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

Commissioner Weger stated that it would be beneficial to register the new Planning Commission member, when appointed, for the upcoming virtual MTA Conference.

Items for next Agenda

- Public Hearing – Special Land Use-Event Venue, Frugthaven Farms
- Public Hearing – Rezoning the Zoning Map Draft from UR to SR
- Short Term Rentals
- Finalize Food Truck Regulations
- Review of Ordinance #79 Draft

The meeting was adjourned at 9:05 p.m.

The next meeting will be on April 21, 2021, at 7 p.m.

Respectfully submitted,

Deb Homant
Recording Secretary

Linda Weger
PC Secretary