

Eureka Charter Township Planning Commission
Regular Meeting Minutes – Approved
April 21, 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: Linda Weger, Randy Klepper, Mary Sharp, Marty Posekany, Jon Behrends 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 22 township residents were also in attendance.

This meeting was audiotaped.

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

Motion was made by Commissioner Weger to accept the March 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

The Public Hearing regarding a request for a Special Use Permit at Frugthaven Farm started at 7:06 pm. Owner April Petersen was present in case anyone had questions. There were no questions. This Public Hearing was closed at 7:08 pm.

Commissioner Weger motioned, with support from Commissioner Sharp, to grant a Special Land Use Permit for an Event Venue at Frugthaven Farm, 11466 W. Carson City Rd., parcel # 59-008-007-019-11.

Motion carried.

The Public Hearing regarding the rezoning of two Urban Residential parcels began at 7:12 pm. There was very brief discussion regarding the need to put them into compliance with surrounding properties. The property owners affected stated they were happy to see the change. This Public Hearing was closed at 7:14 pm.

A motion was made by Commissioner Klepper and supported by Commissioner Weger to rezone the Urban Residential (UR) Section of the Zoning Map Draft, on the NE corner of Youngman and S. Harlow Roads, parcels # 59-008-008-003-10 and # 59-008-008-003-00, to Suburban Residential (SR).

Motion carried.

The topic of the possibility of Short-Term Rentals in the Township was further discussed. Commissioner Putnam shared that the Township attorney had been contacted and it was found that it is possible to allow STRs (Short-Term Rentals) on public waterways and deny them on private waterways. Several residents, including Jeff Arntz, Chad Masengale, Barry Harrison, Mark Aubin, Courtney VanVliet, Denny Major, and Jim Ebels shared comments. There was much discussion, but all residents present agreed that they approve of the distinction between private and public, and restricting STRs on private bodies of water while allowing them on public bodies of water. A committee of commissioners and residents was set up to develop key concepts and bullet points to pass on to the township attorney in developing an ordinance for Short Term Rentals in the

township. The committee will include Commissioners Weger, Behrends, and Sharp, as well as residents Chad Masengale, Barry Harrison, and Lee Beard and ZA Kelley.

Commissioners discussed whether food truck regulations were needed in the township. After sharing a few comments, and listening to input on this topic regarding what the city currently does, it was agreed that there was no need for the township to address this issue.

Commissioners were asked last month to review the Draft of Ordinance #79, so they could give input on several highlighted items. There were some concerns about how the document was organized, but commissioners were encouraged to just review contents and worry about organization later. There were no other concerns about content noted so the document is now ready for a Public Hearing to gain input.

Township Board Liaison Cindy Hanson moved that a Public Hearing to gain input on review of Draft Ordinance #79 be scheduled for the May 19 Planning Commission meeting. The motion was seconded by Commissioner Weger.

Motion carried.

New Business

Jill Collins, of Blake Hollenbeck Auto Sales, contacted ZA Kelley requesting permission to host some Car Show events along with neighboring Auto Zone. They are interested in hosting the first one in early May. After some discussion, the commission agreed that this can happen with no special permit needed.

Zoning Administration – Kelley

- There were requests for burn permits, zoning permits, and site plans
- Brian Blomstrom was contacted to provide clarification on burn permits and burn bans; we follow what Greenville decides
- Regulatory ordinances were looked at by a committee of PC members and the ZA, will be sent to the attorney for review

Road Commission – Kelley

- Stumps along S. County Line Rd. were removed
- A stop sign was installed on the new Hillside Rd, connecting to Ridgewood
- A joint resolution was signed with the City of Greenville for a speed study on M57 between Satterlee and Youngman
- Road contracts were signed

Township Board – Hanson

- Township Clean Up is scheduled for Saturday, May 8, 8 am – until dumpsters full
- Approved using an attorney for regulatory ordinance review
- Approved a lawn care bid to Cutting Edge
- The speed study joint resolution was approved
- Stimulus money is coming
- Audit went well, the draft copy has been received and the final copy will come later
- Closed the general fund account and opened two new ones

Zoning Board of Appeals – Putnam

- Sent out a notice for a meeting in early May
- Request from a resident for an additional garage, would be encroaching on set-back requirement

Commissioners

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

Commissioner Weger shared that she and Commissioner Posekany had visited the cemetery and noticed many benches there.

Commissioner Posekany shared that the next Greater Greenville Transportation Committee meeting will be held next Thursday, April 29 via zoom.

Items for next Agenda

- Public Hearing on the Ordinance #79 Draft
- Short Term Rentals

The meeting was adjourned at 8:49 p.m.

The next meeting will be on May 19, 2021, at 7 p.m.

Respectfully submitted,

Deb Homant
Recording Secretary

Linda Weger
PC Secretary