

Eureka Charter Township Planning Commission
Regular Meeting Minutes – (Approved 8-18-21)
July 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, Mary Sharp, Marty Posekany, Jon Behrends and new Board Liaison – Trustee Kristen Lower. Randy Klepper was absent and excused.

There was a quorum for the meeting.

Cory Smith from The Daily News, ZBA member Lee Beard, and approximately 8 others were also in attendance. Zoning Administrator/Supervisor Darcia Kelley also attended the meeting after 7:30.

This meeting was audiotaped.

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

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

Motion carried.

There was one piece of correspondence from the City of Greenville stating that they had approved their new Master Plan. It is available to view on their website.

Agenda Item 5: Audience Comments on Non-Agenda Items

There were no audience comments at this time.

Unfinished Business

The status of the Wind Energy Section of Draft Ordinance #79 was discussed. At this point, it has been reviewed by Township attorney Cliff Bloom, and passed on to Township planner Andy Moore of Williams & Works for further review. It will be returned to the Planning Commission for review before calling a Public Hearing for input on any suggested changes.

Two Eureka Township residents, Kathy Craig and Jim Mantey, as well as City of Greenville resident, Trisha Rose, shared concerns they have regarding the Wind Energy ordinance. There was information shared from studies regarding the ill effects and disadvantages of wind turbines. It was requested that the cost of decommissioning the turbines be addressed and suggested that setbacks be 3 to 4 times the turbine heights. Addressing infrasound was also discussed.

The Township Board asked that the Planning Commission revisit the topic of Long-Term Rentals once again. The Township attorney has advised that the PC do nothing regarding regulating them as there are already several ordinances dealing with residential living. There was some discussion regarding liability for discrimination if looking at a Short-Term Rental Ordinance but not one for Long-Term Rentals. It was found that there seem to be few townships that regulate Long-Term Rentals.

New Business

There was no new business.

Zoning Administration – Kelley

- Five zoning permits: one house, one new sign, three accessory buildings
- Noise complaints of dogs barking and noise at the Gun Club

- Has been working with Township attorney Cliff Bloom regarding review of Zoning Ordinance #79 which has now been passed on to planner Andy Moore with Williams & Works
- Some additional complaints/questions after delivery of the newsletter, mostly regarding junk cars and/or blight

Road Commission – Kelley

- The second application of chloride is completed
- Seal coat on Pine Valley/Roy Drive to be done this month
- Gravel/limestone on Stakes Road to be completed this month

Township Board – Lower

- There has been catalytic converter theft in the area, MSP now involved
- Approved repairs on a City of Greenville fire tanker
- Discussed liability regarding Short-Term and Long-Term rentals
- Discussed benches in the cemetery and whether to grandfather old benches in
- Passed a resolution to accept the American Rescue Act Funds
- Tabled proposed land acquisition for now
- New mulch and swings for the playground have been delivered
- MTA Montcalm Meeting is August 17 in Lakeview, Township will pay for officials to attend, please RSVP in advance
- Discussed electronics stipend for possible iPad/tablet/laptop purchase for PC depending on interest

Zoning Board of Appeals – Putnam

- Nothing to report at this time

Commissioners

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

Commissioner Posekany encouraged anyone interested in the District 2 Commissioner seat opening due to Brendan Mahar's resignation to send a letter of intent and resume to the county.

Cory Smith asked for clarification on whether the Short-Term Rental Ordinance had been passed. It has not, and the PC is waiting to see what is happening at the state level.

There were also more questions and comments regarding possible changes to the Wind Energy section of Ordinance #79.

Items for next Agenda

- Short-Term Rental update
- Review of Ordinance #79 if update from planner Andy Moore is available
- Wind Energy Ordinance update

The meeting was adjourned at 8:20 p.m.

The next meeting will be on August 18, 2021, at 7:00 p.m.

Respectfully submitted,

Deb Homant
Recording Secretary

Linda Weger
PC Secretary