

Eureka Charter Township Planning Commission
Regular Meeting Minutes – Approved
August 19, 2020

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 7:03 pm.

Roll call found the following PC members in attendance: Marty Posekany, Les Lillie, Linda Weger, Randy Klepper, Mary Sharp, and Tim Hyde.

There was a quorum for the meeting

Zoning Administrator Mark Wilkin, Deputy Clerk/Secretary Deb Homant (filling in for absent Recording Secretary Cindy Lillie), Cory Smith with The Daily News, Frugthaven owners Mike and April Petersen, and Township residents Brian and Autumn Murray were also in attendance.

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

Motion was made by Weger to accept the July minutes with the revision adding “and E” to Section 14.5 of the Public Hearing paragraph. It was supported by Lillie.

Motion carried.

Agenda Item 5: Audience Comments on Non-Agenda Items

There were no comments at this time.

Unfinished Business

The Public Hearing on Requirements for Drive-Thru Establishments began at 7:07 pm.

After some discussion among commissioners, it was decided to take out the words “recreation vehicle” from Section 11.4, Item W, #7, as well as add the word “proposed” to # 12 – “the establishment’s proposed menu”.

There was no public comment on this.

Marty Posekany moved, with a second by Linda Weger to approve the amendment to Ordinance #79, Chapter 11, Special Land Uses, Section 11.4, Specific Standards for Special Land Uses, adding Item W with the two changes listed above and forward it to the Township Board with recommendation for approval.
Motion carried.

Additionally, Tim Hyde moved, with a second by Randy Klepper to approve the amendment to Ordinance #79, Chapter 14, Landscaping and Screening, Section 14.5, Additional Landscaping and Screening, adding Items D and E, and forward it to the Township Board with recommendation for approval.
Motion carried.

The Public Hearing was closed at 7:24 pm.

At this time, Chairman Putnam recommended tabling discussion of Ordinance Review until later in the meeting.

New Business

Township residents Brian and Autumn Murray were here to discuss plans for a possible future Event Venue. They shared a site drawing of their proposed venue and discussed their plans. They are hoping to host special events for groups of 100 or less, held during the warmer weather months. Questions regarding their plans were asked and answered. Chairman Putnam stated an ordinance for general requirements for Event Venues will need to be established, but determining zoning for those venues with a Special Land Use Permit would need to happen first. It was agreed at this time to discuss this more later if time allowed after other business was concluded.

Mike and April Petersen asked to speak about some requests for Frugthaven projects. After discussion, it was determined they will need to seek 3 separate Special Land Use Permits.

Posekany motioned, with support from Sharp, to hold 3 separate Public Hearings at the September PC meeting to gain public comment in regards to Special Land Use Permits allowing Frugthaven Farm to: use the center portion of the main market as a fresh market under Section 8.3 of Ordinance #79, Items 4, 5, and 6; gain approval for using a support building as a retail space for Pink + Frillos under Section 8.3, Items 35 and 36; and allow the sale of alcohol in the proposed Cidery under Section 8.3, Item 10 in conjunction with Item 30.

A brief discussion then took place regarding Ordinance Review. Marty Posekany shared that he, Mark Wilkin, and Linda Weger had recently met with Andy Moore of Williams & Works regarding the ordinances. He said both sides came away with better understandings on why we need to keep some things and why Andy is suggesting some changes. This small group will bring some things from that meeting to the Planning Commission.

Committee Reports

Zoning Administration – Wilkin

- Complaint about coffee shop north of town
- Received a call from someone interested in putting a beer/wine tavern in a new structure north of town
- Mike Petersen is willing to pay for Special Meeting regarding Event Venues

Township Board – Posekany

- Karen Garvey, a Democratic candidate for 70th District House of Representatives spoke
- The audit was fine, may set up a Zoom meeting to discuss
- Moved money from contingency fund to elections and also to grounds maintenance for a downed tree in the cemetery

Road Commission – Lillie

- South County Line Road will have tree cutting done after Labor Day
- Slawson Lake project is done and seeded on the shoulders
- Paving roads is done, the third application of chloride will be done this week
- Brush spraying will be done after Labor Day

Zoning Board of Appeals – Putnam

- Met and allowed a variance for residents on Baker Road. They met all 7 standards for a variance.

Commissioners

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

Marty Posekany asked that zoning for Event Venues be discussed briefly so a Public Hearing could be scheduled.

After a brief discussion, Linda Weger moved to hold a Public Hearing at the September PC meeting to gain comment on allowing Event Venues in areas zoned AG, OSC-2, and Rural Commercial (RC) with a Special Use Permit. The motion was supported by Mary Sharp.

Motion carried.

Items for next Agenda

- Public Hearing – Special Land Use Permit, Frugthaven Market
- Public Hearing – Special Land Use Permit, Frugthaven Retail Space
- Public Hearing – Special Land Use Permit, Frugthaven Liquor Sales
- Public Hearing – Special Land Use Permit, Event Venue Zoning

The meeting was adjourned at 8:43 p.m.

The next meeting will be on September 16, 2020, 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
Deputy Clerk/ Secretary

Linda Weger
PC Secretary