

Eureka Charter Township Planning Commission
Regular Meeting Minutes – Approved 10-20-21
September 15, 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 – Trustee Kristen Lower.

There was a quorum for the meeting.

Zoning Administrator/Supervisor Darcia Kelley, Cory Smith from The Daily News, Steve McQueen and another representative from McQueen's Auto, Brad Harrington of Brad's Cleaners, and 1 other were also in attendance.

This meeting was audiotaped.

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

Motion was made by Commissioner Klepper to accept the August minutes as written. It was supported by Commissioner Weger.

Motion carried.

There was no correspondence.

Agenda Item 5: Audience Comments on Non-Agenda Items

There were no comments on non-agenda items.

It was agreed that New Business would be addressed before Old Business, so the requesters of the Special Land Use Permit would not have to stay.

New Business

A Special Land Use Permit for McQueen's Auto Service was requested. After much discussion, it was determined that a provisional Special Land Use Permit would be approved with the expectation that some conditions be met before they receive full approval.

Commissioner Weger moved, with support from Commissioner Sharp, to grant a provisional Special Land Use Permit to McQueen's Auto Service, 9444 S. Greenville Road, under Zoning Ordinance #79; Chapter 8, Commercial Districts; Section 8.3, Permitted and Special Land Uses, Item #16; contingent on compliance on the following items by the end of 2021: 1) Dumpsters shielded and enclosed, 2) Proper oil and lubricant disposal containment, 3) Necessary parking requirements addressed. Compliance with all other Township conditions should be completed by June 1, 2022.

Motion carried.

Unfinished Business

Short Term Rentals have not been addressed at the state level yet. This topic will be added to next month's agenda again.

Chapters 1 and 2 of Draft Zoning Ordinance #79 were discussed at length. There were a few questions on some wording and definitions that will be passed along to Planner Andrew Moore for clarification. It was agreed that discussion of Chapter 3 would be tabled for next month's meeting along with Chapter 4.

Zoning Administration – Kelley

- 5 complaints for the month of August
- 3 zoning permits: a new house, a sign, digging a pond
- 27 burn permits requested
- 8 inspections were made
- Complaints regarding junk cars and blight continue
- Deputy Mahar is assisting
- Large accessory building on Burgess Lake is not in compliance

Road Commission – Kelley

- Stakes Road is completed with limestone and gravel
- Asphalt overlay will be done on a section of Satterlee by September 20th
- All major road projects for 2021 will soon be complete
- Engineering process is starting on part of South County Line Road

Township Board – Lower

- Care Act money is coming soon
- Sixty-eight households took advantage of the Fall Cleanup
- Approved a 2022 Budget Public Hearing for October 11 TB Meeting
- Approved a bid from Greenville Flooring and Mattress for Hall carpeting in the amount of \$10,264.48
- Had the First Reading of Draft Code of Ordinances (Regulatory) with the addition of Ordinance #24, Utility Use Requirements for the Baldwin Lake Water and Sewer Services Areas
- Treasurer Hanson has been working on taxes and recording mortgage tax payments
- MTA retreat is the end of October, if interested get forms to Hall office by Wednesday, September 22

Zoning Board of Appeals – Putnam

- Nothing to report at this time

Commissioners

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

No comments.

Items for next Agenda

- Short-Term Rental – possible update
- Chapters 3 & 4 of Draft Ordinance #79
- Public Hearing on Special Land Use Permit for McQueen’s Auto Service, 9444 S. Greenville Road

The meeting was adjourned at 9:34 p.m.

The next meeting will be on October 20, 2021, at 7:00 p.m.

Respectfully submitted,

Deb Homant
Recording Secretary

Linda Weger
PC Secretary