

Eureka Charter Township Planning Commission
Regular Meeting Minutes – Approved
September 16, 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 7:00 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, Supervisor-Elect Darcia Kelley, Deputy Clerk/Secretary Deb Homant (filling in for Recording Secretary Cindy Lillie), Cory Smith with The Daily News, Frugthaven Farm owners Mike and April Petersen, and Township resident Brian Murray were also in attendance along with Jeff Smith, representing Black Lab Taproom and Eatery, new night-time Deputy Sheriff Ethan Berry, and approximately 18 interested community members.

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

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

Motion carried.

There was no correspondence.

Agenda Item 5: Audience Comments on Non-Agenda Items

There were no comments at this time.

Unfinished Business

The Public Hearing for Frugthaven Farm on getting approval to use the center portion of the main market as a fresh market began at 7:03 pm.

There was no public comment on this.

The Petersens explained their vision for the market. Mr. Wilkin supported the work they have already done. Planning Commissioners Klepper, Weger, Putnam, and Sharp also made comments in support.

Posekany moved, with a second by Sharp to approve a Special Land Use Permit for Frugthaven Farm to use the center portion of the main market as a fresh market under Ordinance #79, Section 8.3, Items 4, 5, and 6 and to authorize Zoning Administrator Wilkin to draft the appropriate paperwork.

Motion carried.

This public hearing closed at 7:10 pm.

The Public Hearing for Frugthaven Farm to gain approval for using a support building as a retail space for Pink + Frillos began at 7:10 pm.

April Petersen explained Pink + Frillos as a gift shop with clothing, jewelry, etc. that would be moving from her current Lincoln Lake location.

There was no public comment on this.

Posekany moved, with a second by Weger to approve a Special Land Use Permit for Frugthaven Farm to use a support building as a retail space for Pink + Frillos under Ordinance #79, Section 8.3, Items 35 and 36. Motion carried.

This public hearing closed at 7:15.

The Public Hearing for Frugthaven Farm to allow the sale of alcohol in their proposed Cidery began at 7:15.

There was discussion from Planning Commission members and ZA Wilkin explaining that the PC can make a recommendation based on land use, location, site plan and zoning issues, but the Township Board will make the final recommendation regarding the liquor license to the state.

Several community members spoke in support of the sale of alcohol at Frugthaven, including Rob Spohr with the Montcalm Economic Alliance, Arturo Puckerin of Greenville, Stan Pelak with City Church of Greenville, Gae Wolfe with the Greenville Area Chamber of Commerce, a gentleman (no name given) from Ionia county, and Amy Homich, a Eureka Township resident.

Chairman Putnam read two letters in opposition; one from Kelly Coy and one from Mike and Sandy Austin.

Mike Petersen shared that he understands the responsibility that goes along with alcohol sales.

Commissioner Klepper discussed the heavy traffic flow but said the accident report Wilkin had received from MDOT for the last several years showed very few problems there.

Weger moved, with a second by Sharp to approve a Special Land Use Permit to allow the sale of alcohol at Frugthaven Farm under Ordinance #79, Section 8.3, Item 10 in conjunction with Item 32. Motion carried.

This public hearing closed at 7:50 pm.

The Public Hearing on allowing Event Venues in areas zoned AG, OSC-2, and Rural Commercial (RC) with a Special Land Use Permit began at 7:55.

There was some discussion explaining the purpose of this hearing and answering a question from Stan Pelak.

Lillie moved, with a second by Weger to allow Special Land Use Permits for Event Venues in areas zoned AG, OSC-2, and RC with the recommendation being sent to the Township Board for final approval of the zoning change.

Motion carried.

This public hearing ended at 8:03 pm.

Ordinance Review was tabled for now.

New Business

Jeff Smith, a resident of the Greenville community, presented information on a tavern license he is hoping to gain approval on. He shared information about his proposed Black Lab Taproom and Eatery. It would be between TSC and Jensen's Garden Center, which is a General Commercial district, and it would be permitted

without a Special Land Use Permit. The tavern license would need to be approved by the Township Board. He is not planning on opening until March or April of 2021.

Brian Murray presented an architect's drawing of his site plan and asked to address concerns about his proposed Event Venue on Berridge Rd. He asked for a vote on his Special Land Use Permit request.

After much discussion, it was decided that a Public Hearing would be set for the next PC meeting.

Posekany motioned, with support from Sharp, to set a Public Hearing for the October PC meeting to gain public comment on a Special Land Use Permit for Brian Murray's proposed Event Venue at his Berridge Road address contingent upon Township Board approval of Event Venue Zoning change.

Motion carried.

Committee Reports

Zoning Administration – Wilkin

- Mark submitted his resignation effective 12-30-20
- Zoning department received \$400 last month
- Very few complaints for the month
- Waiting on information from coffee shop north of town on future plans

Township Board – Posekany

- Copies of the Master Plan were distributed
- Discussed road projects
- Clean up day filled 5 and a half regular dumpsters and 1 and a half steel dumpsters
- Public hearing on the Township budget in October
- Accepted Mark's resignation, will be advertising for the Zoning Administrator position
- The 2020 Millage was set
- Turned down a proposal from Sheriff Mike Williams on sharing a deputy with Montcalm Township
- Discussed a County Designated Assessor for Montcalm County, county will hold another meeting Oct. 7th

Road Commission – Lillie

- All projects are completed except for tree work on South County Line

Zoning Board of Appeals – Putnam

- Nothing to report

Commissioners

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

- Cory Smith questioned whether Jeff Smith, of Black Lab Taproom and Eatery, needs a Public Hearing with the Planning Commission since it is already permitted in that zone. It was agreed that he will not need one from the PC.
- Cory also asked what guidelines would be used to grant a Special Land Use Permit to Brian Murray for his Event Venue. Posekany explained that the PC can set those parameters and he would be grandfathered if rules change as guidelines are developed.

Items for next Agenda

- Public Hearing for Special Land Use Permit – Brian Murray, Berridge Road Event Venue
- Ordinance review
- Guidelines for Event Venues

The meeting was adjourned at 8:55 p.m.

The next meeting will be on October 21, 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