

**Eureka Charter Township Planning Commission**  
Regular Meeting Minutes – \*Approved 11-17-2021  
October 20, 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 and 8 others were also in attendance, including Steven and Thomas McQueen from McQueen's Auto Service, Brad Harrington and Matt Baker from Brad's Cleaners, and property developer Jay Carll,  
This meeting was audiotaped.

**Agenda Items 3 & 4: September Minutes & Correspondence Received by Secretary**

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

**Motion carried.**

There was no correspondence.

**Agenda Item 5: Audience Comments on Non-Agenda Items**

There were no comments on non-agenda items.

**Unfinished Business**

The Public Hearing for the Special Land Use Permit request from McQueen's Auto Service, 9444 S. Greenville Rd. began at 7:03 p.m.

Several audience members spoke during the Public Hearing. Steve and Thomas McQueen, of McQueen Auto Service were there to answer questions and address concerns. Residents John McGowan, Joseph Lalonde, Jeff Lalonde, and Brad's Cleaners owners Brad Harrington and Matt Baker all gave comment. There were many positive comments as well as a few concerns. The two issues most talked about were traffic and water drainage concerns.

Chairman Putnam closed the Public Hearing at 7:43 pm.

After discussion among the commissioners, Commissioner Poskany moved, with support from Commissioner Sharp, to grant a 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, and 3) Necessary parking requirements addressed. Compliance with all other Township conditions, especially berming and addressing topographical water drainage concerns, should be completed by June 1, 2022.

**Motion carried.**

Jay Carll was present to discuss a new proposal for the Ride All Property/M57 Development. Preliminary plans were presented for 175 stick-built homes with each property having their own well and septic. There was much discussion, including the current zoning of the property, lot size, and room for alternate septic/drain fields. Jay will go back to the builders he is working with and get back in touch with the Planning Commission.

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

There was much discussion on how to best review the remaining chapters of Draft Zoning Ordinance #79. It was agreed that everyone would go through as many of the chapters as they could and bring any issues they are concerned about to the next meeting.

### **New Business**

There was no new business on the agenda.

### **Zoning Administration – Kelley**

- 5 complaints for the month of September
- 8 zoning permits: one new house, several accessory buildings, a business addition, and a new garage
- 25 burn permits requested
- 12 inspections were made
- Complaints regarding RVs in front yards and blight continue
- Deputy Mahar is assisting with a few situations
- Property on Johnson Rd. is seeing some improvement
- Darcia received her Citizen Planner Certification
- Will attend MTA professional development next week

### **Road Commission – Kelley**

- Satterlee Road will have overlay completed October 21, if no rain
- Projects for next year have been discussed
- Those projects include: a portion of Johnson Rd., Backus Rd. from County Farm to Kent, a joint project with Montcalm Township on Wise Rd., and another mile of limestone and tree work on S. County Line

### **Township Board – Lower**

- Held a Public Hearing on the 2022 Budget and approved it
- Approved a raise to Assessor VanHoose's salary, bringing it to \$30,000
- Cares Act Funds have increased to \$421, 396
- Continuing review of Regulatory Ordinances
- Looking at Disaster Plan, recommended a few changes
- Have 1 Library Board, 1 ZBA, and 1 Planning Commission seats open
- Approved switching the Township website to a .gov domain
- Will be purchasing shirts with the Township logo
- LifeLine Screening will be held at the Hall on November 18
- New carpet will be installed November 1 – 3 and the Hall will be closed those days

### **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
- Jay Carll proposal, if available
- Review of Draft Ordinance #79

The meeting was adjourned at 9:47 p.m.

The next meeting will be on November 17, 2021, at 7:00 p.m.

Respectfully submitted,

Deb Homant  
Recording Secretary

Linda Weger  
PC Secretary