

**Eureka Charter Township Planning Commission**  
Eureka Charter Township Hall, 9322 SW Greenville Rd., Greenville, MI  
Regular Meeting Minutes – Approved on 3-17-2022  
February 16, 2022

**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. Board Liaison – Trustee Kristen Lower was absent and excused. There was a quorum for the meeting.

Zoning Administrator/Supervisor Darcia Kelley, Cory Smith from the Daily News, builder Al Lehman, and approximately 5 others were also in attendance.

**Agenda Items 3 & 4: January Minutes, Feb. 4 Special Meeting Minutes & Correspondence Received by Secretary**

Motion was made by Commissioner Weger to accept the January minutes with 2 corrections. It was supported by Commissioner Sharp.

**Motion carried.**

Commissioner Sharp moved to accept the February 4<sup>th</sup> Special Meeting minutes as written, with a second 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.

**Unfinished Business**

After some introductory comments, the Public Hearing on rezoning parcel # 59-008-018-06 from Agricultural (AG) to Suburban Residential (SR) at the request of local builder, Al Lehman, began at 7:09 pm. Mr. Lehman presented a drawing with 14 lots for housing. Five residents (Stephen Hornick, Misuk & Gordon Robinson, Amelia Klocke & partner) owning property near the parcel shared their concerns against the rezoning, citing concerns such as traffic, loss of open space, septic issues, and loss of agricultural land. Resident Les Lillie also contacted Chairman Putnam by phone to share his concerns. The Public Hearing was closed at 7:30 pm.

Commissioners had much discussion regarding the zoning request. The current Master Plan was referenced.

After discussion, Commissioner Klepper moved, with a second by Commissioner Sharp, to decline the rezoning request for Mr. Lehman's parcel at this time.

Ayes: Behrends, Sharp, Weger, Klepper, Posekany, Putnam

Absent: Lower

Nays: 0

**Motion carried.**

Zoning Administrator Darcia Kelley gave an update on the status of the review of Draft Ordinance #79. Communication from planner Andy Moore regarding requested changes was shared with the group. The proposed wording recently approved by the Township Board regarding fencing was shared and will be added to the draft document along with a definition for "Right-of-Way". When ready, the document will be shared

electronically with PC members and put on the Township website for residents to view prior to a public hearing.

Commissioner Posekany moved, with a second by Commissioner Weger, to set a Public Hearing to receive input on the Draft Zoning Ordinance #79, as updated, for the next regularly scheduled Planning Commission meeting on March 16, 2022, at 7:00 pm.

**Motion carried.**

### **New Business**

There was no new business.

### **Zoning Administration – Kelley**

- Fairly quiet month
- 5 burn permits and a few complaints
- Working with Deputy Mahar to resolve a complaint about someone residing in a pole barn on Baker Rd.

### **Road Commission – Kelley**

- Met with Mark Christensen, from the county Road Commission, who shared road condition ratings for the county
- Road contracts will be ready for the month of March
- Eureka Township has the best roads in the county

### **Township Board – Kelley shared in Lower's absence**

- Discussed and approved wording for fence requirements in Ordinance #79
- Discussed the relationship between the Township Board and Planning Commission
- \$20,000 have been added to our American Rescue funds
- Hoping to buy 2 acres near the hall
- As part of ARPA fund usage, would like to expand Township property on Baker for more parking to access the Flat River

### **Zoning Board of Appeals – Putnam**

- Nothing to report

### **Commissioners**

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

Nothing at this time.

### **Items for next Agenda**

- Public Hearing on Draft Ordinance #79

The meeting was adjourned at 8:30 p.m.

The next meeting will be on  
March 16, 2022, at 7:00 p.m.

Respectfully submitted,

Deb Homant  
Recording Secretary

Linda Weger  
PC Secretary