

Eureka Charter Township Planning Commission
Eureka Charter Township Hall, 9322 SW Greenville Rd., Greenville, MI
Regular Meeting Minutes – (Approved 5-18-22)
April 20, 2022

Agenda Items 1 & 2: Meeting Convene & Roll Call

Vice Chairman Posekany 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, Jon Behrends, and Board Liaison – Trustee Kristen Lower. Chairman Putnam was absent and excused. There was a quorum for the meeting.

Zoning Administrator/Supervisor Darcia Kelley, Cory Smith from the Daily News, and approximately 6 others were also in attendance.

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

Motion was made by Commissioner Weger to accept the March minutes. 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

There was discussion on how McQueen's Auto Service was doing on meeting the contingency requirements of their Special Use Permit. It was found that Supervisor Kelley and Commissioner Weger had already visited the site and determined that they are in compliance with the Special Use Permit.

New Business

Roy Ferguson, owner of The Eagle Group, was present to discuss his interest in purchasing property located at 7691 W. County Farm Road. He is asking if it would be possible to split the property and sell the farmhouse and 2 barns located there, keeping the large building for his business. He was encouraged to contact Assessor Megan VanHoose to determine availability of splits and how to meet minimum required frontages and set-backs, and also to contact the MMDHD regarding well and septic requirements. It might require a request for rezoning unless there can be 200 feet of frontage with the residence before selling it.

Supervisor Kelley requested the Planning Commission begin discussing ordinance wording regarding upkeep and maintenance of service drives and parking lots in commercial and industrial areas of the Township. Vice Chairman Posekany suggested that commissioners look at the proposed draft zoning ordinance and see where wording might be added to address this issue. The possibility of also developing a regulatory ordinance was discussed as well.

Zoning Administration – Kelley

- 2 complaints – blight issue and someone living in a trailer
- 7 zoning permits – additions, accessory buildings, and a pool
- Calls regarding land use and possible projects
- Deputy Charlie Mahar is retiring at the end of the month
- Met with a representative from The Right Place who has a developer possibly interested in the M57 property, she was given Jay Carll's contact information

Road Commission – Kelley

- Approved 2022 Road Commission work will begin soon, waiting for asphalt companies to open
- County will be extra busy because many townships are using ARPA funds for road work

Township Board – Lower

- Direct Deposit for payroll was approved
- Kayak launch work will begin in May
- Land acquisition of adjacent Township Hall property is pending a land survey
- Quote for additional playground and fitness equipment was approved
- Will be selling the current hall folding chairs for \$2 each in the fall after new chairs have arrived
- MTA Conference is April 26 - 28 in Lansing
- Public Hearing on the proposed draft Ordinance in May
- Approved upgrades to Township phone and security systems

Zoning Board of Appeals – Putnam

- Nothing to report

Commissioners

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

There was some discussion on possible zoning changes that may need to be made to encourage more affordable housing options in the Township.

It was also brought up that there is a hope that a County Commissioner will begin coming to Township meetings after the August vote.

Items for next Agenda

- Ordinance wording regarding upkeep and maintenance of service drives and parking lots in commercial and industrial areas
- Jon Behrends – rezoning request, 6380 S. Johnson Rd., from SR to AG

The meeting was adjourned at 7:47 p.m.

The next meeting will be on May 18, 2022, at 7:00 p.m.

Respectfully submitted,

Deb Homant
Recording Secretary

Linda Weger
PC Secretary