

Eureka Charter Township Planning Commission
Eureka Charter Township Hall, 9322 SW Greenville Rd., Greenville, MI
Regular Meeting Minutes – *Approved 6-15-2022
May 18, 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 7:03 pm.

Roll call found the following PC members in attendance: Marty Posekany, Linda Weger, Randy Klepper, Mary Sharp, 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, and 1 audience member were also in attendance.

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

Motion was made by Commissioner Weger to accept the April minutes. It was supported by Commissioner Sharp.

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 condition of the service drive leading into the Hobby Lobby area was addressed and the need for some ordinance wording addressing the upkeep of commercial service drives, parking areas, entrances, and so on was discussed. Darcia has been in contact with the owners of this particular drive and they are in the process of addressing it. This topic will be discussed further at the next PC meeting after the new Zoning Ordinance goes into effect.

New Business

A rezoning request from Jon Behrends for his property at 6380 S. Johnson Road was discussed. The property was previously rezoned from AG (Agricultural) to SR (Suburban Residential) at the request of a former owner for development. Jon would like to have it changed back to AG and will be filling out the form for further action. It will be discussed at a future meeting.

There was no more discussion on the condition of the service road from Youngman Road leading into the Hobby Lobby area since it was addressed earlier in the meeting.

Chairman Putnam discussed the possible need for a Planning Commission member to be involved in meetings regarding the Hathaway/M-57 Drainage District. It was found that this group has been disbanded, is now being handled by the Montcalm County Drain Commission, and that Supervisor Kelley and Treasurer Hanson will be attending the meetings. Supervisor Kelley will notify the Planning Commission when information is available.

Having a PC member attend City of Greenville Planning Commission meetings, if needed, was discussed. The meetings are held on the 2nd and 4th Thursday of each month at 6:30 p.m. at Greenville City Hall. Duane will ask to have an agenda sent to the Township and it will be sent on to Eureka PC members.

Zoning Administration – Kelley

- 11 complaints – blight issue, confusion on right-of-way

- 4 zoning permits – new deck, 3 new houses
- Calls regarding land use, property splits, right-of-way concerns
- 23 burn permits
- 12 inspections

Road Commission – Kelley

- 2022 Road Commission projects have started
- One of the first is River Road near the Flat River Bridge

Township Board – Lower

- \$60,000 was approved for the purchase of property adjacent to the Township Hall
- 2 pickle ball courts will soon be started on the Hall property across Jordan Road
- New hall folding chairs will arrive end of May, old chairs being sold for \$2 each
- Direct Deposit should be ready soon
- Olivia Blomstrom with the Montcalm County Economic Alliance was a speaker
- One Township laptop will be replaced
- Approved the new Zoning Ordinance and Zoning Map
- Heard more about the proposed Burgess Lake Sewer System
- Clean Up Day was a success
- Next Montcalm MTA meeting is June 21
- John Hoppough introduced himself as a candidate for District 5 Commissioner

Zoning Board of Appeals – Putnam

- Nothing to report. Meeting scheduled for June 7.

Commissioners

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

There was more discussion on Jon Behrends' request for rezoning.

Vice Chairman Posekany moved, with support from Commissioner Weger, to recuse Commissioner Behrends from voting on the request during a Public Hearing.

Motion passed.

Vice Chairman Posekany then moved, with support from Commissioner Sharp, to set a Public Hearing for the regularly scheduled Planning Commission meeting on June 15, 2022 at 7:00 pm to gain comment on rezoning parcel # 59-008-006-002-06, 6380 S. Johnson Road, from Suburban Residential (SR) to Agricultural (AG) contingent on receiving the proper paperwork and fees from Mr. Behrends.

Motion passed.

Supervisor Kelley was asked if the recreation grant for funds from the county was approved. She stated she hasn't been officially notified but the Township was on the "approved" list in The Daily News. There were some questions at the county level about how they would handle it.

There was also some discussion on the Burgess Lake feasibility study.

Items for next Agenda

- Public Hearing - rezoning request
- Ordinance wording regarding upkeep and maintenance of commercial service drives, parking areas, etc.

The meeting was adjourned at 8:11 p.m.

The next meeting will be on June 15, 2022, at 7:00 p.m.

Respectfully submitted,

Deb Homant
Recording Secretary

Linda Weger
PC Secretary