

**Eureka Charter Township Planning Commission**  
Eureka Charter Township Hall, 9322 SW Greenville Rd., Greenville, MI  
Regular Meeting Minutes – \*Approved w/correction 7/20/22  
June 15, 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 7:01 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, ZBA member Lee Beard, and approximately 6 other audience members were also in attendance.

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

Motion was made by Commissioner Klepper to accept the May minutes. It was supported by Commissioner Weger.

**Motion carried.**

There was no correspondence.

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

Tom and Steve McQueen, owners of McQueen Auto Service were present to check on the status of their Special Land Use Permit that was issued with contingency requirements. A final inspection from Zoning Administrator Kelley revealed that all conditions had been met and she recommended moving them from a provisional permit to a permanent permit. All commissioners agreed.

**Unfinished Business**

After some discussion regarding the rezoning request from Jon Behrends for parcel # 59-008-006-002-06, 6380 S. Johnson Rd. from Suburban Residential (SR) to Agricultural (AG), a Public Hearing was opened at 7:10 pm.

There were a few neighboring residents who shared concerns including the possible effects of an agricultural endeavor such as fertilizer run off into ~~Lake Harlow~~ HARLOW LAKE and well water, use of pesticides, loss of property value if rezoned, noise of farm equipment, increased traffic and possible threat to wildlife. The Public Hearing was closed at 7:16 pm.

After the commissioners asked several questions of Mr. Behrends, the rezoning was put to a vote.

Commissioner Lower motioned, with a second by Commissioner Sharp, to rezone Jon Behrend's property, parcel #59-008-006-002-06, 6380 S. Johnson Rd., from Suburban Residential (SR) to Agricultural (AG). A roll call vote followed.

**Ayes:** Sharp, Klepper, Lower, Posekany, Putnam, Weger **Nays:** 0 **Abstained:** Behrends

**Motion passed.**

Discussion continued on adding language to the Zoning Ordinance regarding upkeep and maintenance of commercial service drives, parking areas, and so on. The Township Board would like to address this in a Regulatory Ordinance as well as adding to Section 20.07 of the Zoning Ordinance.

Commissioner Weger moved, with a second by Commissioner Sharp to set a Public Hearing for the next Planning Commission, Wednesday, July 20, 2022 at 7:00 pm to gain input on adding the following wording to the Zoning Ordinance, Chapter 20, Section 20.07 Construction, Layout and Maintenance:

***H. All parking areas, driveways, maneuvering aisles, entrances and service roads to commercial properties shall be maintained by the property owner. Any surface damage including, but not limited to, potholes and large cracks must be repaired as soon as favorable weather conditions and the materials necessary for repair are available.***

Motion carried.

### **New Business**

There was no new business.

### **Zoning Administration – Kelley**

- 3 complaints – blight issues, possible tiny home dwelling
- 6 zoning permits – new house, deck addition, swimming pool, accessory buildings
- 8 inspections
- Addressing issue of an abandoned house at 9681 S. Greenville

### **Road Commission – Kelley**

- Jordan Road outside the Township Hall will receive an asphalt covering on June 27
- Will also do Baker Rd. to River Rd. and S. County Line from the bridge to the parking lot area near the boat launch

### **Township Board – Lower**

- Austin Edwards is the new Township Deputy on days
- Direct Deposit discussed regarding receiving an email vs. paper stub
- Pickleball courts are poured. Darcia working on getting line painted, fencing, nets
- \$50,000 in County ARPA funds was designated for the playground
- Burgess Lake feasibility study discussed, will cost approximately \$17,000 and take 3 – 4 months to complete
- Set a July 19 Special Meeting to share information with Burgess Lake waterfront owners
- Olivia Blomstrom sent a letter of appreciation and asked for \$1,000 for Montcalm Economic Alliance. No decision made.
- Received \$431.66 back from Clean Up Day scrap metal
- Appointed Renee Fountain as Election Assistant
- Reviewed and renewed contracts for audit for the next 3 years
- Greenville Flooring will be replacing new carpet with carpet squares
- Next Montcalm MTA meeting is June 21 in Vestaburg

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

- A variance for a property on Burgess Lake was denied, primarily due to septic location

### **Commissioners**

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

There was some discussion on the PC training Marty, Duane, and Linda attended. Chairman Putnam also let commissioners know that Montcalm Township is looking at Short Term Rentals.

### **Items for next Agenda**

- Public Hearing – Adding language to Zoning Ordinance regarding upkeep and maintenance of commercial parking areas, driveways, etc.

The meeting was adjourned at 8:40 p.m.

The next meeting will be on July 20, 2022, at 7:00 p.m.

Respectfully submitted,

Deb Homant  
Recording Secretary

Linda Weger  
PC Secretary