

Eureka Charter Township Planning Commission
Eureka Charter Township Hall, 9322 SW Greenville Rd., Greenville, MI
Regular Meeting Minutes
July 20, 2022 (*Approved 8/17/22)

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: Marty Posekany, Linda Weger, Randy Klepper, Mary Sharp, and Jon Behrends. Board Liaison-Trustee Kristen Lower was absent. There was a quorum for the meeting.

Zoning Administrator/Supervisor Darcia Kelley, Cory Smith from the Daily News, and 4 other audience members were also in attendance.

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

Motion was made by Commissioner Weger to accept the June minutes with the correction of changing “Lake Harlow” to “Harlow Lake”. It was supported by Commissioner Behrends.

Motion carried.

There was no correspondence.

Agenda Item 5: Audience Comments on Non-Agenda Items

Unfinished Business

A brief overview was given on adding language to the Zoning Ordinance regarding upkeep and maintenance of commercial service drives and parking areas.

The Public Hearing started at 7:05 pm.

There was no public comment.

The Public Hearing was closed at 7:06 pm.

After some discussion, Commissioner Posekany moved, with a second by Commissioner Klepper to approve recommending to the Eureka Charter Township Board the following addition 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.

Brian Murray, with an Event Venue at 8757 Berridge Rd., was present to discuss the progress toward meeting the contingencies involved in their previous Special Use Permit request. He and his wife have updated the number of parking spaces as requested, received Road Commission approval, and installed parking lot lights.

Commissioner Posekany moved, with a second by Commissioner Sharp, to approve the Murray’s final Special Land Use permit contingent on inspection of paved and striped parking lot by Zoning Administrator Kelley for use of the outdoor event venue only at this time. Use of the inside venue will be approved when proof of a final inspection and certificate of occupancy from the County are provided to the Township.

Motion carried.

New Business

Charles Hoyt, project manager with Nederveld, represented Jason Sall and Logan Dykgraff of Space Source to request a Special Use Permit for a mini storage facility at 6090 S. Greenville Rd., between TSC and Jensen's. Mr. Hoyt presented drawings and materials defining the project and they all gave information and answered questions pertaining to the project.

Commissioner Posekany moved, with a second by Commissioner Sharp, to set a Public Hearing for the next regularly scheduled Planning Commission meeting, Wednesday, August 17, 2022 at 7:00 pm to gain input on granting a Special Use Permit to Jason Sall and Logan Dykgraff of Space Source for a mini storage facility at 6090 S. Greenville Road, parcel # 59-008-004-002-60.

Motion carried.

Chairman Putnam announced that the next Greater Greenville Transportation Committee meeting will take place Wednesday, July 27 at the Eureka Charter Township Hall. He asked for questions or suggestions for that meeting. Any ideas can be emailed to him.

Zoning Administration – Kelley

- 8 complaints – mainly blight issues
- 6 zoning permits – new house, deck addition, addition to a house, swimming pool, 2 accessory buildings, new sign at Tinney Automotive
- 10 inspections
- M-57 Development has an offer on the property

Road Commission – Kelley

- Scheduled work for Baker and Fletcher Roads is completed
- Received the bills for chloride

Township Board – Lower

- Pickleball courts are in the process of completion
- Playground is now mapped out for new equipment arriving in September
- Approved new policies regarding state assessing requirements
- Focus on the Family lost their exempt status
- Working on a policy for contacting the Township lawyer
- Held a Special Meeting on July 19 for Burgess Lake residents regarding the proposed Sewer System

Zoning Board of Appeals – Putnam

Nothing to report.

Commissioners

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

Items for next Agenda

- Public Hearing – mini storage facility at 6090 S. Greenville Rd.

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

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

Respectfully submitted,

Deb Homant
Recording Secretary

Linda Weger
PC Secretary