

Eureka Charter Township Planning Commission
Eureka Charter Township Hall, 9322 SW Greenville Rd., Greenville, MI
Regular Meeting Minutes – (*Approved 1-18-23)
December 21, 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 7:02 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 5 others were also in attendance.

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

Motion was made by Commissioner Klepper to accept the November minutes as written. Motion supported by Commissioner Weger.

Motion carried.

There was no correspondence.

Agenda Item 5: Audience Comments on Non-Agenda Items

There were no audience comments.

Unfinished Business

The Public Hearing regarding Jon Behrends' request for a Special Use Permit for a greenhouse opened at 7:05 pm.

There were no comments from the public.

The Public Hearing closed at 7:06 pm.

After some discussion among commissioners, Commissioner Klepper made a motion, with support from Commissioner Sharp, to approve a Special Use Permit for Jon Behrends, 6380 S. Johnson Rd., parcel # 59-008-006-002-06.

Commissioner Behrends abstained from voting.

Motion carried.

Campus Pastor Tim Simon and wife Marcy, along with Pastor Joe Capriglione and wife Barbara from City Church Greenville were present to discuss their request for a Special Use Permit for 11466 W. Carson City Road, parcel # 59-008-007-019-12. They are proposing building a steel structure church in place of the dome structure west of the Frugthaven Farm building.

There were several questions asked and answered. They hope to have a complete Site Plan to present at a public hearing next month.

Commissioner Posekany made a motion, with support from Commissioner Weger, to set a Public Hearing at the next regular Planning Commission meeting on Wednesday, January 18, 2023 at 7:00 pm to gain public input on a Special Use Permit Request from City Church Greenville to build a large place of public assembly at 11470 W. Carson City Road, parcel # 59-008-007-019-02, contingent on the availability of their site plan.

Motion carried.

There was discussion on several possible wording changes to a few sections of the Zoning Ordinance. Suggested changes were proposed in three sections.

Commissioner Posekany moved, with support from Commissioner Weger, to make the following changes to Chapter 4 Site Plan Review:

Section 4.00 Purpose, adding “, **owner, Zoning Administrator and/or**” after the words “land developer”

Section 4.01 Site Plan Required, C., striking the words “other than” and changing to “**including**”

Motion carried.

Commissioner Weger made a motion, with support from Commissioner Sharp, to make the following change to Chapter 6 Agricultural District:

Section 6.01 Permitted Uses, adding the words “**including Non-Commercial Greenhouses**” to item A. Accessory Buildings and Uses

Motion carried.

Commissioner Posekany moved, with support from Commissioner Weger, to make the following change to Chapter 12 Waterfront Overlay District:

Section 12.02 District Standards, C. Required Setbacks, Table 12.1 Waterfront Overlay District Regulations, changing the **Minimum Rear Yard Setback** from 50 feet to **35 feet**.

After a vote of 6 yes to 1 no, Motion carried.

Commissioner Posekany then moved, with support from Commissioner Sharp, to set a Public Hearing at the next regular Planning Commission meeting on January 18, 2023 at 7:00 pm to gain public input on the proposed wording changes to Sections 4.0, 4.01, 6.01, and 12.02 of the Zoning Ordinance.

Motion carried.

New Business

Meeting dates and times for 2023 were set. Commissioner Posekany, with support from Commissioner Weger, made a motion to hold the 2023 Planning Commission meetings on the 3rd Wednesday of each month at 7:00 pm. **Motion carried.**

Commissioner Klepper, made a motion to elect Duane Putnam Chairman of the PC for 2023. He was supported by Commissioner Posekany. **Motion carried.**

Commissioner Weger made a motion, supported by Commissioner Klepper, to elect Marty Posekany Vice-Chairman of the PC for 2023. **Motion carried.**

Commissioner Posekany made a motion, supported by Commissioner Klepper, to elect Linda Weger Secretary of the PC for 2023. **Motion carried.**

Commissioner Klepper moved, with support from Commissioner Sharp, to elect Duane Putnam PC Liaison to the ZBA for 2023. **Motion carried.**

Deb Homant was re-appointed as Recording Secretary for 2023.

Zoning Administration – Kelley

- 3 complaints
- 3 permits – 2 house remodels, 1 accessory building
- 28 burn permits
- 7 inspections
- The boxcar on Fletcher Rd. has been moved
- Shared information on an online version of the Citizen Planner course through MSU

Township Board – Lower

- Gave a brief report from the December 12 Township Board meeting, minutes are available online

Zoning Board of Appeals – Putnam

- Nothing to report

Commissioners

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

Commissioner Weger gave a brief update on a recent City of Greenville Planning Commission meeting.

Items for next Agenda

- Public Hearing - Special Use Permit for City Church Greenville
- Public Hearing - proposed wording changes to Zoning Ordinance

The meeting was adjourned at 8:34 p.m.

The next meeting will be on January 18, 2023 at 7:00 p.m.

Respectfully submitted,

Deb Homant
Recording Secretary

Linda Weger
PC Secretary