

Eureka Charter Township Planning Commission
Eureka Charter Township Hall, 9322 SW Greenville Rd., Greenville, MI
Regular Meeting Minutes – **Approved 2/15/2023
January 18, 2023

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, City Church Greenville representatives Tim and Marcy Simon and approximately 6 others were also in attendance. Cory Smith from The Daily News arrived later.

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

Motion was made by Commissioner Posekany to accept the December 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 a Special Use Permit for City Church – Greenville, 11470 W. Carson City Road, parcel # 59-008-007-019-12 opened at 7:04 pm.

Tim and Marcy Simon of City Church presented a site plan for the construction of a new church. There were no other public comments.

The Public Hearing closed at 7:11 pm.

After some discussion, Commissioner Posekany made a motion, with support from Commissioner Sharp, to approve a Special Use Permit for construction of a new church building to City Church at 11470 W. Carson City Road, parcel # 59-008-007-019-12.

Motion carried.

The Public Hearing to gain public input on the proposed wording changes to Chapters 4, 6, and 12 of the Zoning Ordinance opened at 7:20 pm.

There were no comments from the public.

The Public Hearing closed at 7:21 pm.

Commissioner Posekany made a motion, with support from Commissioner Weger, to accept the changes to **Chapter 4 Site Plan Review: Sections 4.00 Purpose**, adding “, owner, Zoning Administrator and/or” after the words “land developer” and **Section 4.01 Site Plan Required, C.**, striking the words “other than” and changing to “including” of the Zoning Ordinance and forward them on to the Township Board for approval.

Motion carried.

Commissioner Posekany made a motion, with support from Board Liaison Lower, to make a 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 and forward it on to the Township Board for approval.

Motion carried.

Commissioner Weger moved, with support from Commissioner Sharp, 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** and forward it on to the Township Board for approval.

Yes: Lower, Klepper, Posekany, Weger, Sharp, Behrends

No: Putnam

Motion carried.

New Business

A new date needed to be set for April PC meeting due to a conflict with some members attending the MTA Conference and a few other conflicts at that time.

Commissioner Weger moved, with support from Commissioner Sharp, to move the scheduled April 19th Planning Commission meeting to Wednesday, April 26th at 7:00 pm.

Motion carried.

Zoning Administration – Kelley

- 3 complaints
- 1 permit – accessory building
- 16 burn permits
- 4 inspections
- Abandoned building property is being sold to a neighbor, problem resolved
- Supervisor meeting today was mainly about blight, concerns will be passed on to County Commissioners

Township Board – Lower

- Gave a brief report from the January 9 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 she recently attended.

Items for next Agenda

- Discuss possible wording changes regarding SUPs and having proper safety equipment for solar energy complexes and other industrial systems
- Information regarding AG buildings being constructed and possible changes to ordinance

The meeting was adjourned at 8:08 p.m.

The next meeting will be on February 15, 2023, at 7:00 p.m.

Respectfully submitted,

Deb Homant
Recording Secretary

Linda Weger
PC Secretary