

Eureka Charter Township Planning Commission
Eureka Charter Township Hall, 9322 SW Greenville Rd., Greenville, MI
Regular Meeting Minutes – *Approved 5-17-23
April 26, 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 7:03 pm.

Roll call found the following PC members in attendance: Marty Posekany, Linda Weger, Randy Klepper, and Jon Behrends, Mary Sharp, and Board Liaison-Trustee Kristen Lower.
There was a quorum for the meeting.

Zoning Administrator/Supervisor Darcia Kelley and approximately 11 others, including representatives for agenda item requests and Cory Smith from The Daily News.

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

Motion was made by Commissioner Klepper to accept the March 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 Farm Act and how it impacts new buildings on property zoned AG (Agricultural) was tabled for the June meeting due to the number of other items on the agenda.

New Business

Anthony and Kristy Cusack presented a Special Use Permit request for a small kennel home business at 7530 Fletcher Road, parcel #59-008-023-002-11. It was determined that they will have to obtain a variance from the ZBA first due to the requirement of a 100' set back from the boundary line first.

A Special Use Permit for a new commercial building at 6139 S. Greenville Road, parcel #59-008-003-004-00, was presented by Joe Westerbeke and a colleague, representing Garvelink Smith Covenant, LLP. They are proposing a new Dollar General on the property.

Commissioner Posekany motioned, with a second by Commissioner Sharp to approve the site plan as written for construction of a new Dollar General at 6139 S. Greenville Road, parcel #59-008-003-004-00.

Motion carried.

Michael and Chad Arntz, representing Capital Investment LLC, requested a Special Use Permit and presented a preliminary site plan for a proposed Solar Garden at 6325 S. Greenville Rd., parcel #59-008-003-007-22.

Commissioner Weger motioned, with a second by Commissioner Klepper to set a Public Hearing at the next Planning Commission meeting on Wednesday, May 17, 2023, to gain public input on the Special Use Permit request from Capital Investment LLC for the purpose of building a Solar Garden at the above address.

Motion carried.

Discussion took place regarding a rezoning request from Heath Baxter, Visser Brothers Inc, for the Ride All Drive site to rezone it from AG/SR to UR. Zoning Administrator Kelley presented a new site plan that was sent to her proposing 83 half acre lots with individual well and septic. The Zoning Ordinance currently requires 0.75 acre lots in UR districts. The commissioners discussed changing that requirement to 0.50 acre lots for Urban Residential districts.

Board Liaison-Trustee Lower motioned, with a second by Commissioner Sharp, to set a Public Hearing at the next Planning Commission meeting on Wednesday, May 17, 2023, to gain public input on rezoning the Ride All Drive site, parcels #59-008-018-008-98 and 59-008-018-008-20, 8115 Ride All Drive, from Agricultural/Suburban Residential (AG/SR) to Urban Residential (UR).

Motion carried.

Board Liaison-Trustee Lower then motioned, with a second by Commissioner Behrends, to set a Public Hearing at the next Planning Commission meeting on Wednesday, May 17, 2023, to gain public input on amending the Zoning Ordinance, Chapter 9 Urban Residential District (UR), Section 9.03 Site Development Requirements, Table 9.1 Urban Residential District Regulations by changing the minimum lot area from 0.75 acres to 0.50 acres.

Motion carried.

The agenda item on Information regarding making corrections and/or changes to the ZBA form was also tabled to the June meeting.

Zoning Administration – Kelley

- 4 complaints
- 3 permits – parking lot, swimming pool, and accessory building
- 20 burn permits
- 4 inspections
- Calls regarding land split possibilities, set back rules, and other situations

Township Board – Lower

- Gave a brief report from the April 10 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?

There was discussion regarding time requirements for accepting materials for proposals for Planning Commission Meetings.

Items for next Agenda

- Public Hearing for Solar Garden
- Public Hearing to rezone Ride All site to UR
- Public Hearing to amend the Zoning Ordinance to reduce the minimum lot size of UR to half acre lots

The meeting was adjourned at 8:56 p.m.

The next meeting will be on May 17, 2023, at 7:00 p.m.

Respectfully submitted,

Deb Homant
Recording Secretary

Linda Weger
PC Secretary