

Eureka Charter Township Planning Commission
Eureka Charter Township Hall, 9322 SW Greenville Rd., Greenville, MI
Regular Meeting Minutes – Unapproved
May 17, 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 7:00 pm.

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

There was a quorum for the meeting.

Zoning Administrator/Supervisor Darcia Kelley and approximately 21 others, including representatives for agenda item requests and Cory Smith from The Daily News.

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

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

Motion carried.

There were two items of correspondence relating to a Public Hearing.

Agenda Item 5: Audience Comments on Non-Agenda Items

There were no audience comments.

Unfinished Business

The commissioners revisited a Special Use Permit request from Denise Johnston regarding abandoning an undeveloped road to dig into the hillside and build a new home at 302 Burgess Lake Road.

Ms. Johnston stated that she had talked with the Register of Deeds office at the County. They told her that one way of abandoning that road would be through a Township resolution.

Commissioner Posekany moved, with support from Commissioner Sharp, to set a Public Hearing at the next regularly scheduled Planning Commission meeting on Wednesday, June 19, 2023 at 7:00 pm to gain public input on Denise Johnston's request to abandon an undeveloped road between 302 and 300.1 Burgess Lake, parcels #59-008-280-051-00 and #59-008-280-073-50 for the purpose of building a new home.

Motion carried.

The Public Hearing on the rezoning request from Heath Baxter, Visser Brothers Inc., for 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) started at 7:15 pm after some discussion from Mr. Baxter.

There were eight Township residents present and one written letter asking questions and expressing concerns about traffic and proposed lot size.

The Public Hearing closed at 7:37 pm.

After much discussion, Commissioner Weger moved, with support from Commissioner Behrends to approve the rezoning request change for the parcels at 8115 Ride All Drive, parcels #59-008-018-008-98 and #59-008-018-008-20, from AG/SR to UR and pass it on to the Township Board for approval.

Ayes: Lower, Klepper, Posekany, Putnam, Weger, Sharp, Behrends **Nays:** none **Absent:** none
Motion carried.

The Public Hearing for the purpose of amending the Zoning Ordinance, Chapter 9 Urban Residential District (UR), by changing the minimum lot area from 0.75 acres to 0.50 acres began at 7:53 pm.

Since many of the comments had already addressed the proposed lot area change, the Public Hearing closed at 7:56 pm.

After discussion, Commissioner Behrends moved, with support from Commissioner Sharp to approve 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 and pass it along to the Township Board for approval.

Motion carried.

The Public Hearing to gain input on the Special Use Permit from Michael and Chad Arntz, representing Capital Investment LLC, for a proposed Solar Garden at 6325 S. Greenville Rd., parcel #59-008-003-007-22 started at 8:01 pm. Patrick Agin, Project Development Manager with J.Ranck Electric, Inc. was also present to address questions. The site will only be accessible using two entrance points on Vining Road.

After comments and questions from approximately 6 residents in person and 1 resident by letter, the Public Hearing closed at 8:43 pm.

After discussion, Commissioner Posekany moved, with support from Commissioner Weger to approve the Special Use Permit request from Capital Investment LLC for a Solar Farm at 6325 S. Greenville Road, parcel #59-008-003-007-22 with access to be from 2 entrances on Vining Road.

Ayes: Lower, Klepper, Posekany, Putnam, Weger, Sharp, Behrends **Nays:** none **Absent:** none
Motion carried.

New Business

There was no new business this month.

Zoning Administration – Putnam (for Kelley)

- 4 complaints
- 7 permits – deck, swimming pool, 4 accessory buildings, 1 Dollar General
- 30 burn permits
- 8 inspections

Township Board – Lower

- Gave a brief report from the May 8 Township Board meeting, minutes are available online
- Newly appointed Township Board member, Shayne Becher, was appointed as the new Township Board/PC Liaison, effective May 18, 2023

Zoning Board of Appeals – Putnam

- Will be meeting May 18 regarding a setback variance for Anthony and Kristy Cusack, 7530 Fletcher Road for a kennel

Commissioners

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

Commissioner Weger gave some updates on a recent Greenville City Planning Commission meeting and some updates on the Forest View development

Items for next Agenda

- Public Hearing – Special Use Permit, Denise Johnston to abandon an undeveloped road
- Information regarding making corrections/changes to the ZBA form

The meeting was adjourned at 9:03 p.m.

The next meeting will be on June 21, 2023, at 7:00 p.m.

Respectfully submitted,

Deb Homant
Recording Secretary

Linda Weger
PC Secretary