

Eureka Charter Township Planning Commission
Eureka Charter Township Hall, 9322 SW Greenville Rd., Greenville, MI
Regular Meeting Minutes – *Approved 11-16-2023
October 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 7:00 pm.

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

There was a quorum for the meeting.

Zoning Administrator Darcia Kelley and 6 others, including ZBA member Lee Beard, and Cory Smith from The Daily News were also present.

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

Motion was made by Commissioner Weger to accept the September minutes as written. Motion supported by Commissioner Sharp.

Motion carried.

There were no items of correspondence.

Agenda Item 5: Audience Comments on Non-Agenda Items

There were no audience comments.

Unfinished Business

Chairman Putnam briefly described the purpose of the Public Hearing regarding NUVU Fuels. Carson Berger, CEO of NUVU Fuels also gave a quick overview regarding the proposed use of some vacant land and an outbuilding at their location north of Greenville on M-91 for RV and boat storage.

The Public Hearing opened at 7:02 pm.

Two residents that received a notification letter asked whether new buildings would be constructed. Mr. Berger stated they would be using unused outdoor space and an existing building. There will be 40 large parking spaces, an improved surface and added fencing and lighting.

The Public Hearing closed at 7:08 pm.

The commissioners then discussed requirements of the Zoning Ordinance regarding parking surface, fencing, access, lighting, marking and width of the spaces.

After discussion among commissioners, Commissioner Klepper moved to approve the Special Use Permit from NUVU Fuels for Outdoor RV and Boat storage along with some additional cold storage at 6360 S. Greenville Road, parcel # 59-008-004-002-21 in compliance with all provisions required by the Zoning Ordinance. Motion supported by Commissioner Sharp.

Motion carried.

Zoning Administrator, Darcia Kelley gave an update regarding the Visser Construction project for the Ride All Drive property. According to current owner, Jay Carl, EGLE wanted more samples from surrounding wells to rule out contaminants. Once samples come back, the rest of the project will be green-lighted. Visser Construction hopes to close on the property then and will be back with their updated Site Plan so they can begin the project as soon as possible.

New Business

Discussion was held on an undeveloped road on Burgess Lake. Zoning Administrator Kelley presented advice from the Township lawyer and Chairman Putnam shared his thoughts based on our current Ordinance. Residents Lee Beard and Denise Johnston gave input on how the road is used. Commissioner Posekany suggested that the Greenville Department of Public Safety be contacted to get input regarding access of emergency response vehicles. Darcia Kelley will contact them.

Zoning Administration – Kelley

- 5 complaints
- 5 permits – 2 accessory buildings, 2 new houses and 1 house addition
- 11 burn permits
- 9 inspections

Township Board – Becher

- Gave a brief report from the October 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 shared some information from the MTA retreat she recently attended regarding possible battery storage issues
- PC Liaison Becher suggested getting a projector or finding a way to project site plans onto the wall to make them larger and easier to see

Items for next Agenda

- Visser Construction update on Ride All Drive project
- Discussion of undeveloped road on Burgess Lake

The meeting was adjourned at 8:07 p.m.

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

Respectfully submitted,

Deb Homant
Recording Secretary

Linda Weger
PC Secretary