

Eureka Charter Township Planning Commission
Eureka Charter Township Hall, 9322 SW Greenville Rd., Greenville, MI
Regular Meeting Minutes – *Approved 12-20-23
November 15, 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 Shayne Becher.
There was a quorum for the meeting.

Zoning Administrator Darcia Kelley and 9 others, including ZBA member Lee Beard, and Cory Smith from The Daily News were also present.

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

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

Motion carried.

There were no items of correspondence.

Agenda Item 5: Audience Comments on Non-Agenda Items

There were no audience comments.

Unfinished Business

Discussion on the undeveloped road on Burgess Lake continued this month. Zoning Administrator Kelley shared that the Greenville Department of Public Safety was contacted to get input regarding access of emergency response vehicles. A Public Safety representative investigated the road and said, while it isn't an ideal road situation, they are able to navigate the road and provide services as is and would not sign off on requiring road improvements. After much discussion among commissioners, it was determined that a letter be sent to all affected residents asking them to come to the December Planning Commission meeting to get their input on bringing the road up to Township standards or leaving the road as is. Zoning Administrator Kelley will notify those residents.

New Business

A Site Plan Permit request from Focus on the Family, 8024 W. Snows Lake Road, parcel # 59-008-026-002-00 was shared by Shawn Bates, a civil engineer representing Dan Vos Construction Company. Focus on the Family would like to construct a new building consisting of 4 bedrooms and an assembly space to expand and enhance their current marriage counseling services for couples in crisis. They are requesting a Special Meeting. **The Special Meeting to review the Site Plan Request will be held Wednesday, December 6, 7:00 p.m. at the Eureka Charter Township Hall.**

Mike Dykstra, New Haven Assisted Living, shared a Special Use Permit request for an addition to the existing Adult Foster Care home at 10710 Roy Drive, parcel # 59-008-060-021-00. He was joined by Josh Schaub, also of New Haven Assisted Living. The addition would allow for more residents, changing it from Adult Foster Care Small Group Home to Adult Foster Care Large Group Home.

After some discussion, Commissioner Weger moved to set a Public Hearing at the next regularly scheduled Planning Commission meeting to gain public input on the Site Plan Request for an addition to the existing Adult Foster Care home at 10710 Roy Drive, parcel # 59-008-060-021-00. Motion supported by Commissioner Sharp.

Motion carried.

Zoning Administration – Kelley

- 3 complaints
- 2 permits – 2 accessory buildings, 2 new houses and 1 house addition
- 23 burn permits
- 3 inspections
- Update regarding the Visser Construction project for the Ride All Drive property - The County health department has given final approval and they are waiting on final approval from EGLE. He will be back with the Site Plan after that.

Township Board – Becher

- Gave a brief report from the November 13 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 a recent City of Greenville PC meeting
- Commissioner Weger brought up battery storage issues again and wondered if we should look into an ordinance. The Township will be waiting until we hear more from the state
- She also brought up concerns regarding the recent lack of a Township Fireworks Ordinance. Darcia will contact planner Andy Moore to get information about why it was deleted from the updated ordinances
- Marty shared some concerns about access for a 4.7acre parcel for sale off Youngman
- Chairman Putnam shared that December will be his last meeting as a PC member

Items for next Agenda

- Resident input on possible improvements to undeveloped road on Burgess Lake
- Public Hearing – Mike Dykstra, Special Use Permit, addition to Adult Foster Care Home, 10710 Roy Drive
- Set 2024 PC Meeting Dates and Times

The meeting was adjourned at 8:15 p.m.

The next meeting will be on December 20, 2023, at 7:00 p.m.

Respectfully submitted,

Deb Homant
Recording Secretary

Linda Weger
PC Secretary