

Eureka Charter Township Planning Commission
Eureka Charter Township Hall, 9322 SW Greenville Rd., Greenville, MI
Regular Meeting Minutes – *Approved 1-17-2024
December 20, 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.

Approximately 27 others, including ZBA member Lee Beard, Treasurer Cindy Hanson, in-coming PC member Denise Webb, and Cory Smith from The Daily News were also present.

Agenda Items 3 & 4: November Minutes, Special Meeting Minutes & Correspondence Received by Secretary

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

Motion carried.

Motion was made by Commissioner Posekany to accept the December 6 Special Meeting minutes as written. Motion supported by Commissioner Klepper.

Motion carried.

There were no items of correspondence.

Agenda Item 5: Audience Comments on Non-Agenda Items

Township resident John Hoppough shared his gratitude to out-going Chairman Duane Putnam for his many years of service to the Township.

Township resident Larry Snow shared his 2024 goals to improve the traffic flow through Greenville, including extending the route behind Meijer to Satterlee Road and removing the fence on Youngman and installing a smart light at the Youngman/57 intersection.

Township resident Wil Lampman suggested sidewalks or a walking path from Youngman across S. Harlow to Greenville West Drive as it is currently a dangerous situation for all the students and residents walking there.

Unfinished Business

Chairman Putnam gave a brief overview of the purpose of tonight's public hearing.

The Public Hearing for a Special Use Permit request from Mike Dykstra and Joshua Shaub to expand the Small Group Adult Foster Care Home at 10710 Roy Drive with a 36' x 43' addition, allowing it to become a Large Group Adult Foster Care Home started at 7:17 pm.

Approximately 9 residents, including Wil Lampman, Peter Hanson, Ruth Commee, Jeff & Susan Ayres, Rod Roy, Steve Mann, Margaret Durga, and Rich Signs, all spoke regarding concerns about the proposed addition to the current Small Adult Foster Care home. An additional letter of concern from Gregory & Teresa Krammen was also read aloud. Most of the concerns revolved around parking issues and how the expansion would not fit into the intended character of the neighborhood. Mike Dykstra was present to address questions and concerns regarding the proposed expansion.

The Public Hearing was closed at 8:05 pm.

After much discussion among commissioners, Commissioner Posekany moved, with support from Commissioner Klepper, to deny the Special Use Permit for expansion of the existing Adult Foster Care home at 10710 Roy Drive, parcel # 59-008-060-021-00, which would have also resulted in a change from Adult Foster Care Small Group Home to Adult Foster Care Large Group Home pursuant to Zoning Ordinance Section 19.02, A. 1 and A. 2 as well as public input as the reason for this denial.

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

Residents with property along the undeveloped road on Burgess Lake were invited to this meeting to give input on possibly bringing the road up to Township standards. A Public Safety representative had previously 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. Approximately 5 affected residents, including Carl Peters, Randy Beard, Gary Kluzak, Rachel Major, and Lee Beard commented that they felt changes were unnecessary, but most agreed the road does need to be maintained. After much discussion, Chairman Putnam suggested that be revisited in the near future.

Heath Baxter, from Visser Brothers, presented an updated Site Plan drawing for the proposed development at 8115 Ride All Drive. He shared an overview of all the steps Visser has taken in the last 9 months up to this point to comply with Township and County requirements. The proposed housing development will provide for 81 to 82 new homes, with ground breaking projected for Fall, 2024.

After some discussion, Commissioner Weger moved, with support from Commissioner Behrends to approve the Site Plan Request as presented for a proposed housing development at 8115 Ride All Drive, parcels #59-008-018-008-98 and #59-008-018-008-20.

Motion carried.

New Business

Commissioner Posekany moved, with support from Commissioner Weger, to continue having Planning Commission meetings on the 3rd Wednesday of the month at 7:00 pm.

Motion carried.

Zoning Administration – Kelley (not present, gave paper report)

- 3 complaints
- 0 permits
- 11 burn permits
- 5 inspections

Township Board – Becher

- Gave a brief report from the December 11 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?

- All commissioners expressed their gratitude to Chairman Putnam for the work he has done for so many years
- Chairman Putnam stated that he has enjoyed working with all PC members and Township residents and that even though they didn't always agree, he felt that led to good decision making.

Items for next Agenda

- Nomination of Planning Commission Officers
- Future steps for maintenance of private road near Burgess Lake

The meeting was adjourned at 9:21 p.m.

The next meeting will be on January 17, 2024 at 7:00 p.m.

Respectfully submitted,

Deb Homant
Recording Secretary

Linda Weger
PC Secretary