

Eureka Charter Township Planning Commission
Eureka Charter Township Hall, 9322 SW Greenville Rd, Greenville, MI
Regular Meeting Minutes – *Approved 2/18/2026
January 21, 2026

Agenda Items 1 & 2: Meeting Convene & Roll Call

Chairperson Weger 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: Joe Rykse, Denise Webb, Linda Weger, Tim Reno, Randy Klepper, and Board Liaison-Trustee Shayne Becher. Chris Town was absent and excused. There was a quorum for the meeting.

3 others, including Zoning Administrator Kelley, were also present.

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

Motion by Commissioner Webb, supported by Commissioner Becher, to approve the December minutes as written.

Motion carried.

No correspondence was received.

Agenda Item 5: Audience Comments on Non-Agenda Items

There were no comments from the audience.

Unfinished Business (*addressed out of order)

Public Hearing – Zoning Ordinance Amendment (Section 4.01. Addition of Subsection F)

The Public Hearing on the proposed Zoning Ordinance Amendment of Section 4.01. adding a new Subsection F regarding Stormwater Review and Approval Requirements, opened at 7:36 p.m.

There were no comments from the audience.

The Public Hearing closed at 7:36 p.m.

Following brief discussion, Commissioner Reno moved, supported by Commissioner Webb, to approve the proposed Zoning Ordinance Amendment to Section 4.01. by adding a new Subsection F regarding Stormwater Review and Approval Requirements.

Motion carried.

New Business (*addressed out of order)

Election of Officers – 2026

Motion by Commissioner Klepper, supported by Commissioner Becher, to elect **Linda Weger** as Chairman of the Planning Commission for 2026.

Motion carried.

Motion by Commissioner Klepper, supported by Commissioner Becher, to elect **Tim Reno** as Vice Chairman of the Planning Commission for 2026.

Motion carried.

Motion by Commissioner Weger, supported by Commissioner Becher, to elect **Randy Klepper** as PC Liaison to the ZBA for 2026.

Motion carried.

Motion by Commissioner Klepper, supported by Commissioner Weger, to elect **Denise Webb** as Secretary of the Planning Commission for 2026.

Motion carried.

Presentation – Accessory Dwelling Units (ADUs)

James Lower, Eureka Township resident and Village of Sparta Manager, provided an overview of the Village of Sparta's Ordinance 82-133 regarding Accessory Dwelling Units. He summarized the ordinance's general provisions and standards, including permitted locations, occupancy limits, design requirements, size limitations, setback and lot coverage requirements, utility provisions, and maintenance expectations for both attached and detached ADUs.

Mr. Lower answered questions from the Commissioners, and further discussion followed regarding the ADU information.

No action was taken.

Zoning Administration – Kelley

- Complaints: 3
- Zoning permits: 2
- Burn permits: 3
- Inspections: 4

Township Board – Becher

Gave a brief report from the January 19, 2026, Township Board meeting; minutes are available online.

Zoning Board of Appeals – Klepper

Gave a brief report from the December 22, 2025, ZBA organizational meeting.

Commissioners

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

Commissioner Weger provided Commissioners with a copy of the Michigan Association of Planning's 2026 calendar of events, including in-person and virtual education workshops.

Items for next Agenda

Further review of Accessory Dwelling Units

The meeting was adjourned at 8:04 p.m.

Next meeting: Wednesday, February 18, 2026, at 7:00 p.m.

Respectfully submitted,

Denise Webb
PC Secretary