

**EATON COUNTY  
PLANNING COMMISSION MEETING  
February 4, 2020**

**Call to Order:** Brian Ross, Chair of the Eaton County Planning Commission called the meeting to order at 7:00 p.m. in the Board of Commissioners Room, Eaton County Courthouse, 1045 Independence Blvd., Charlotte, MI.

**Pledge:** The Pledge of Allegiance was given by all.

**Roll Call:** Brian Ross, Tammy Halsey, Jeana Rohrs, Tim Catron, Jack Owens, Barbara Rogers, Blake Mulder, John Little, Zachary Dillinger, and Ben Tirrell

**Staff Present:** Claudine Williams and Brandy Hatt

**Agenda Approval:** A motion was made by **Commissioner Rohrs** to approve the agenda for the February 4, 2020 meeting agenda as printed. **Commissioner Tirrell** supported. Motion carried.

**Minutes Approval:** A motion was made by **Commissioner Halsey** to approve the January 7, 2020 minutes as printed. **Commissioner Rogers** supported.

**Public Comments:** None

**Public Hearings:** None

**Other Business:**

**CU-1-20-1:** Request by Angela Evans and Joel Stanbery for a Conditional Use Permit to operate a Commercial Recreation Facility (wedding/event venue and rental cottages) as defined in Section 5.3.3 C of the Zoning Ordinance at 10810 Petrieville Highway, Section 26, Eaton Rapids Township.

**Staff Report:** Ms. Williams stated a decision on this application was postponed last month pending a new site plan, which has been provided. Ms. Williams read the memo attached to the staff report and Site Plan Review Response from the Eaton County Road Commission into record.

**Commissioner Tirrell** stated the site plan has improved. He asked if there would be any outdoor lighting and if a dumpster would be on site. Ms. Williams read the applicants response to Item 15, Public Health and Safety from their Conditional Use Permit Application for the Planning Commission. She stated the applicant states they will comply with the Barry-Eaton District Health Department and Republic will pick up trash. Ms. Hatt noted there would not be any outdoor lighting.

**Commissioner Halsey** asked Ms. Evans if there is a fence around the drainfield area. Ms. Evans said yes.

**Commissioner Mulder** moved to approve **CU-1-20-1 (Angela Evans and Joel Stanbery)** for a Conditional Use Permit to operate a Commercial Recreation Facility (wedding/event venue and rental cottages) as defined in Section 5.3.3 C of the Zoning Ordinance at 10810 Petrieville Highway, Section 26, Eaton Rapids Township;

1. The driveway approach shall be improved to meet Eaton County Road Commission Commercial Driveway Standards. The existing driveway location must be used for the commercial driveway. No other location has sufficient sight distance.
2. Requirements of all other local, state and federal agencies must be met, including but not limited to: Eaton County Road Commission, Eaton Rapids Township, Barry-Eaton District Health Department, Michigan Department of Environment, Great Lakes and Energy, Eaton County Construction Code Department, Eaton County Central Dispatch, and Eaton County Drain Commissioner.

3. This Conditional Use Permit is granted to Angela Evans and Joel Stanbery for above described use only. It is not transferable per the Zoning Ordinance.

**Commissioner Rogers** supported. A roll call was taken with nine (9) voting aye and none (0) voting nay. Motion carried.

**Commissioner Tirrell** stated this site plan was improved, but he would like the site plan section of the Conditional Use Permit Application to be more in line with the Zoning Ordinance requirements. He stated he does not have issues with the business that was approved, but the dumpster was not shown on their site plan.

**CU-11-19-4 & 12-19-8:** Ms. Williams stated applications CU-11-19-4 for a Surface Mine and CU-12-19-8 for a Large Solar Energy System, both located in Benton Township, were previously postponed pending a judicial decision. She stated Benton Township currently has zoning jurisdiction; however, it was challenged in court. She explained the court ruled in favor of Benton Township, however, the court order has not been signed by the judge yet. She stated the Planning Commission may wish to postpone both applications again until the judge has signed the court order.

**Commissioner Halsey** moved to postpone CU-11-19-4 and CU-12-19-8 to the March 3, 2020 Planning Commission Meeting. **Commissioner Dillinger** supported. A roll call was taken with nine (9) voting aye and none (0) voting nay. Motion carried.

**Reports:** Ms. Williams reported the Zoning Ordinance Committee met on January 14, 2020. She stated they discussed potential changes to the setbacks from road right-of-ways for properties in the Limited Agricultural Zoning District, setbacks to clear vision right-of-ways, migrant labor housing, and mobile home regulations. Ms. Williams stated the Zoning Ordinance Committee requested the proposed changes be sent to the Planning Commission in a District Change Amendment Application, which will be heard by the Planning Commission at their March 3, 2020 meeting.

Ms. Williams informed the Planning Commission the Board of Appeals met this evening to hear an application remanded back to them from Circuit Court and to hear a request to have an application scheduled for a public hearing. She stated the Board of Appeals affirmed their denial of the application that was remanded back and voted not schedule a public hearing on a separate matter that was requested. **Commissioner Ross** asked what case was remanded back to the Board of Appeals. Ms. Williams stated it was an application to vary from the setback to the road right-of-way for a pole barn in Brookfield Township.

Ms. Williams informed the Planning Commission they received communication MDARD which is located at their seats. She also stated they received a communication from the City of Eaton Rapids regarding their final adopted Eaton Rapids Area Parks and Recreation Master Plan and the City of Potterville regarding their final adopted Five Year Recreation Plan.

**Public Comment:** None

**Upcoming Cases:** Ms. Williams informed the Planning Commission they have two District Change Amendment Applications (one text amendment and one map amendment), one Conditional Use Permit Change of Conditions Application and one new Conditional Use Permit Application to be heard at the March 3, 2020 meeting.

Ms. Williams stated staff did look into training for this evenings meeting as requested, but due to the time and cost thought it best to schedule training for a different date.

A motion was made by **Commissioner Halsey** to adjourn the meeting. **Commissioner Dillinger** supported. Motion carried.

The meeting adjourned at 7:14 p.m.