

**EATON COUNTY
PLANNING COMMISSION VIRTUAL MEETING
June 2, 2020**

Call to Order: Brian Ross, Chair of the Eaton County Planning Commission called the virtual (Zoom) meeting to order at 7:03 p.m.

Pledge: The Pledge of Allegiance was given by all.

Roll Call: Brian Ross, Tammy Halsey, Jeana Rohrs, Tim Cattron, Barbara Rogers, Blake Mulder, Zachary Dillinger, and Ben Tirrell

Absent: John Little

Staff Present: Claudine Williams and Brandy Hatt

Agenda Approval: A motion was made by **Commissioner Dillinger** to approve the agenda for the June 2, 2020 meeting. **Commissioner Mulder** supported. Motion carried.

Minutes Approval: **Commissioner Cattron** stated the word “none” needs to be added under public comments on page four of the meeting minutes. A motion was made by **Commissioner Mulder** to approve the March 3, 2020 minutes as amended. **Commissioner Halsey** supported.

Public Comments: Dave Shiflett asked which Planning Commissioners are present and which are absent for this evenings meeting. Ms. Williams stated the Planning Commissioners currently present are Brian Ross, Tammy Halsey, Jeana Rohrs, Tim Cattron, Blake Mulder, and Zachary Dillinger. She stated Ben Tirrell, Barbara Rogers, and John Little are absent. (Note: Ben Tirrell and Barbara Rogers both signed on to the meeting shortly after Mr. Shiflett’s comments).

Public Hearings of Conditional Use Permit and District Change Amendment Applications:

CU-12-09-14: Request by Douglas Reaves and Russell Thorn for a Change of Conditions to an existing Conditional Use Permit to operate a Golf Course and Construction Contractors Establishment and Storage of Heavy Equipment business (R&D Landscaping) per Sections 14.11 and 14.29 of the Ordinance at 194 S. Michigan Road, Section 14, Eaton Rapids Township to construct a new building to be used for equipment and materials storage.

Staff Report: Ms. Williams read the staff report into record.

Commissioner Mulder asked if the previously requested buildings shown on the site plan have been constructed. Ms. Williams said yes.

Applicant Statement: Mr. Doug Reaves stated he does not have anything to add to the staff report. He explained the proposed new barn is located further back on the property than the rest of his buildings. He stated he drove the property with Planning Commissioner Barbara Rogers yesterday and noted the new building will be hard to see from the road. Mr. Reaves stated he would also like to have the storage area for the landscape supplies, and made clear he will not offer them for sale to the public.

Commissioner Cattron asked Mr. Reaves if the exterior of the proposed building would match the existing buildings. Mr. Reaves said yes, the building will be green with a white roof. **Commissioner Cattron** asked Mr. Reaves the size of his proposed landscape material bins. Mr. Reaves stated he would like to have six to seven bins that may hold up to twelve yards of material each.

Commissioner Mulder stated the staff report mentioned hours of operation; he added he did not have any concerns with the hours. He said during the summer staff would be there during daylight hours and in the winter staff may be there later and available for emergency work twenty-four hours.

Commissioner Ross invited any speaker in favor or opposition to the request to make public comment.

Speakers in favor: None

Speakers opposed: None

Public hearing closed: 7:20 p.m.

Commissioner Halsey moved to approve **CU-12-09-14 (Douglas Reaves and Russell Thorn)** for a Change of Conditions to an existing Conditional Use Permit which allows for the operation of a Golf Course and Construction Contractors Establishment and Storage of Heavy Equipment business (R&D Landscaping) per Sections 14.11 and 14.29 of the Zoning Ordinance at 194 S. Michigan Road, Section 14, Eaton Rapids Township to allow for construction of a new building to be used for equipment and materials storage and outdoor landscape material storage bins;

1. Requirements of all other local, state and federal agencies must be met, including but not limited to: Eaton County Road Commission, Vermontville 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.
2. This Conditional Use Permit is granted to Douglas Reaves and Russell Thorn for above described use only. It is not transferable per the Zoning Ordinance.

Commissioner Cattron supported. A roll call was taken with seven (7) voting aye and none (0) voting nay. Motion carried.

CU-1-07-2: Scheduled review of Sunny Crest Youth Ranch Conditional Use Permit which allows for the operation of an Educational Institution (child caring institution) per Article 14.10 of the Ordinance at 13014 Sunny Crest Lane, Section 4, Sunfield Township

Staff Report: Ms. Williams informed the Planning Commission they received an e-mail from Ms. Hatt containing a Sunny Crest Youth Ranch Business Proposal submitted by Mr. Ron Coppess and Sunfield Township's site plan review response received earlier in the day. Ms. Williams read a letter submitted by Mr. John Fisher into record. Ms. Hatt read the code enforcement report for Sunny Crest Youth Ranch into record.

Commissioner Mulder asked where the number for the children that were supposed to be housed in the homes came from. Ms. Hatt stated the number came from the Director of Sunny Crest Youth Ranch at the time of inspection which would have been Brian DeVos or Mario Wilcox, depending on the time frame. She stated she called the Director when she arrived on site prior to conducting an inspection.

Commissioner Cattron stated there are several reports of children sneaking out the window. He asked if the windows are armed with an alarm. Ms. Hatt stated one window in each bedroom is armed with an alarm, the remainder windows are supposed to be nailed shut. She stated while the alarms have been installed, staff is not turning the alarms on.

Applicant Statement: Mr. Ron Coppess stated Mario Wilcox has never been the Director of Sunny Crest Youth Ranch and that Brian DeVos gave incorrect information to staff. Mr. Coppess stated he has been the Chief Administrator since his return from Arizona. He stated the alarms should not be on during the day when the boys are home because it does not make sense with them coming and going. Mr. Coppess stated everything was good last October; he added that is when he was asked to step aside, one year ago. He stated when he was present the culture and climate were good and the previous CEO did not address issues regarding the culture and climate. Mr. Coppess apologized for the issues. Mr. Coppess addressed the broken windows, he said they had a boy there for 60 days they tried to get rid of; the child broke twenty-five windows during that time. He said they could not do anything about it because it was under the state's control. Mr. Coppess stated the major problem with the CEO was he did not have a corrective action plan for staff; there were no consequences and staff did not have tools to be successful. He stated the CEO allowed for the placement of six new boys, but did not have the staff to care for them, which affected their ratio. He added they were short staffed all of the time. Mr. Coppess stated he and his wife came home from Arizona in the beginning of May. He stated he let the CEO go and is trying to figure out what is going on. He said it was his understanding staff had a meeting with Brandy and Jessica eight weeks ago and both raved about how well Sunny Crest Youth Ranch was doing. He stated Sunny Crest Youth Ranch needs to get back to their mission statement. He explained they have written a new business proposal for the State of Michigan and have begun a voluntary reset to have all of the children removed. He said their goal is to have more training for staff in June and July and bring four children back per month in August, September, and October and then come back to the Planning Commission for a re-evaluation.

Commissioner Ross asked Mr. Coppess how long he has been back in control of Sunny Crest Youth Ranch. Mr. Coppess stated since May 4th. He stated they are letting go of most of the staff and working on hiring new, that is why June and July would be for training; each new staff member will receive thirty days of training prior to being counted for staff to child ratio. Mr. Coppess stated he feels given the opportunity he can fix this. He said they are not the only home struggling with staff ratio.

Commissioner Halsey asked Mr. Coppess if he ran Sunny Crest Youth Ranch prior to Mr. DeVos and if so, for how many years. Mr. Coppess stated he began as Director in 2007 and hired a new Director in 2015.

Commissioner Rohrs asked Mr. Coppess what role Mr. Wilcox has with Sunny Crest Youth Ranch; he was on premise and did not dispute that he was the Director. Mr. Coppess stated Mario Wilcox is the Clinical Director. He stated Mr. Brian DeVos was the Director and Mr. Mario Wilcox was the Clinical Director. **Commissioner Rohrs** asked Mr. Coppess if Mr. Wilcox still works for Sunny Crest Youth Ranch. Mr. Coppess said yes.

Commissioner Ross invited any speaker in favor or opposition to the request to make public comment.

Speakers in favor: Mr. Wes VanDenburg stated he is the Program Manager for Sunny Crest Youth Ranch and a retired school superintendent. He stated has been at the ranch for the past two and a half years. He said there is no doubt Brandy has found several issues throughout his career at Sunny Crest. He said 6 to 8 percent of the kids made mistakes, but there are successes too. He said he does not disagree with Brandy's report; they have had issues with the phones and uniforms. He stated he believes Sunny Crest Youth Ranch was approximately ninety-five percent compliant with uniforms. He stated COVID-19 did cause more issues for them, but they have successes too. Mr. VanDenburg stated they now have new leadership and believe if they are given the opportunity they can turn things around and make the community proud. He stated they have good core group of people at the ranch that are committed to making it a success. Mr. Vandenburg stated the woman that mentioned kids at the school are fearful of the children at Sunny Crest, was an unfair assessment. He stated they have never had a serious problem as far as an injury at the Ranch, only foolish teenage things.

Mr. Jordan Dotson, Vocational Program, Sunny Crest Youth Ranch stated he was given a letter to read into record by Lynn Estep. Mr. Dotson read the letter (attached) into record. He stated he would also like to comment on a couple of issues in Brandy's report; as the person in charge of maintenance, he was informed the licensing consultant does not count windows in the bedrooms as a point of ingress/egress. He asked for clarification on this matter. Mr. Dotson stated there have been uniform struggles due to COVID-19 as the supplier is behind. He stated they have a question about item 11 d. from the CUP in reference to security and would like clarity on the alarms. He asked why all of the windows and doors were required to be armed at all times. He stated it seems it would be more beneficial to monitor these at night during the third shift and not necessarily any time of the day. He asked for clarity on this matter.

Commissioner Rohrs stated Ms. Hatt wrote the Code Enforcement Repots at the request of the Planning Commission and it seems like Sunny Crest is blaming her for their non-compliance. She stated Ms. Hatt reports what she finds. **Commissioner Rohrs** added Mr. Coppess informed the Planning Commission he returned to be in charge of Sunny Crest Youth Ranch on May 4th and was present at the farm through the end of May; if this is the case, she asked Mr. Coppess to explain how the suicide threat and commercial fire calls were handled that were made during the time frame. Mr. Dotson apologized if it seems they were implicating Ms. Hatt; they understand she is just doing her job. Mr. Dotson stated Mr. Ron Coppess and Mrs. Ellen Coppess return back from Arizona on May 6th. He added in reference to the fire report, they have requested the exterior fire alerts not go directly to the Fire Department in the future.

Mr. Rob Piercfield stated he has volunteered at Sunny Crest Youth Ranch for the last six years. He said there have been a lot of successes but also problems, not only during the last couple of months, but over the last few of years. He said Ms. Hatt has done a good job trying to work with Sunny Crest. He added he does not want to lose site of the fact there has to be a place for these kids to go. He stated he has gotten several calls from local residents and Marco regarding the kids at Sunny Crest Youth Ranch. He said he does not know the status of the State of Michigan Licensing situation, but noted Mr. Coppess has been working with Jessica the licensing worker and has provided her with a proposal that includes training or workers.

Speakers opposed: Ms. Terri Dow, Sunfield Township Clerk, stated she is speaking on behalf of Sunfield Township and noted the Supervisor also sent a letter. She stated the township has received complaints and concerns that the residents are abused by the staff, issues with bad behavior, sexual assaults and abuse, run-aways, suicide attempts, verbal abuse and breaking and entering into businesses. She said there have been reports of residents showing up on people's doorsteps in the middle of winter even. Ms. Dow said the Ranch has repeatedly made

promises to the Township and the residents. She stated in the report written by Jessica VandenHeuvel, MDHHS Licensing Worker, it is her (Ms. VandenHeuvel) recommendation for revocation of Sunny Crest Youth Ranches license. She asked if the process would start over if that occurs. She stated Mr. Coppess may not have been officially in charge, but he has had a hand in this, so nothing will change.

Ms. Mandy Broshaw, 4276 Tupperlake Road, stated she would like to speak on behalf of the students at the schools; to say the children at the schools were not afraid of the Sunny Crest Youth Ranch children is incorrect. She stated she has two children in the high school; she has had conversations with several parents and the children do feel threatened and unsafe. She said this is not what the Ranch was set out to be and thanked Mr. Coppess for acknowledging they are not on track with their original mission statement. She added she hopes something can be done as it is difficult when you have children who are afraid to go to school. Ms. Broshaw stated she is aware not many children from Sunny Crest were in the schools this past year and that has helped. She said there needs to communication an action plan in place. Ms. Broshaw stated the high staff turnover has added to the situation. She stated being a community member, she wants to make sure her kids are safe.

Mr. Kendell Wilcox, 13189 Round Lake Road, stated he has a farm that borders Sunny Crest Youth Ranch. He stated he agrees with Mr. Fisher's letter, it was accurate and a good statement as to how the community feels. Mr. Wilcox stated the staff turnover has been a constant problem; it was a problem before COVID-19, and only ramped up more during/after, but still has always been an issue. He stated Wes VanDenburg made a statement that no one has been hurt, but this is not accurate, they have seen the reports that people have been hurt. Mr. Wilcox stated we are concerned as neighbors; they are asking for a second chance, but this more than a second chance. He stated everyone was in favor of moving forward with the new plan previously, but no one has spoken in favor from the neighborhood except Mr. Estep who is not home all the time. He stated he is not in favor of moving ahead, he agrees with Terri Dow and the Sunfield Township Board.

Ms. Wendy Walker, 13385 Round Lake Road, stated her property backs up to Sunny Crest Youth Ranch. She stated they have had nothing but issues with children coming onto her property in the two years they have been there. She said children trespass and go down the railroad tracks into town and she does not even feel safe walking on her own property anymore. She added she has Wes VanDenburg's phone number on speed dial and called him every weekend in April about children on her property. She said children are allowed to go wherever they want and she is not in favor of allowing them to continue. Ms. Walker asked the Planning Commission to deny the Conditional Use Permit.

Ms. Julie Hopkins, 10788 N. Clinton Trail, stated she has been listening to the meeting this evening and it has been projected that the problems have only occurred in the recent months, but this is untrue. She stated Ms. Terri Dow noted earlier that kids are showing up on people's doorsteps, this occurred to her in March of 2019 at 11:00 p.m. She said two children knocked on her door and asked for a ride to Charlotte, she said they told them no, but were then concerned the kids would go to another house. She said children in the school district are afraid, but this also impacts the older people in the community too. She said they called 911 and heard later the kids were picked up. She said they assumed the kids were from the Ranch as most kids have cell phones, they were three to four miles from Charlotte, and it was cold and they only had on sweatshirts, no winter coats. Ms. Hopkins stated she had no idea the kids could just walk off and that people do not realize there no security there. She asked if the new

plan addresses this. She stated it is not fair to be scared in her own yard. She stated Mr. Fisher's letter was spot on for how people feel.

Mr. Robert Overhold, Grand Ledge Hwy, stated he was impressed with Ms. Hatt's report. He stated it looks like all of the blame from Sunny Crest is being leveled toward Mr. DeVos. He asked why Mr. Coppess did not know about the problems; didn't the board know, why weren't the problems addressed. He stated he is not for or against, but no one at the Ranch seems interested in controlling the problems.

Mr. Bob Walker, 13385 Round Lake Road, stated he lives with Wendy Walker. He said he has heard Sunny Crest say they are not in favor of having the alarms on during the day, but that is when they have the most problems. He stated he is not in favor of this moving forward.

Ms. Brandy Hatt stated the violation and complaints are not new, they have occurred for years. She stated Mr. Coppess had stated Sunny Crest is going through a voluntary reset, but that is not true; Ms. Hatt stated in the Planning Commission's packets they received four reports written by Ms. Jessica VandenHeuvel, MDHHS Licensing Worker, which state her recommendation for revocation of Sunny Crest Youth Ranch's License. Ms. Hatt stated the State of Michigan is removing the children from the care of Sunny Crest Youth Ranch due to these reports and others, in conjunction with violations. Ms. Hatt said Mr. Ron Coppess stated this evening that Mr. DeVos was fired; however, she spoke with Mr. DeVos after receiving an e-mail from him on May 8th stating that he was no longer working for Sunny Crest; Mr. DeVos informed Ms. Hatt he resigned, and was not fired, from Sunny Crest and his last day of employment was May 20th. Ms. Hatt stated in the May 8th e-mail from Mr. DeVos, he also informed her Mr. Mario Wilcox was the interim Director for Sunny Crest Youth Ranch. She stated Ms. Jessica VandenHeuvel was also informed Mr. Mario Wilcox is the Director of Sunny Crest Youth Ranch by Sunny Crest Youth Ranch's Board President, Derek Coppess. She stated at no point did anyone correct this information; she explained to Mr. Wilcox during the site inspections that she was calling him because he was the Director. Ms. Hatt stated Mr. Wilcox did not dispute this information. Ms. Hatt said Mr. Coppess stated Sunny Crest Youth Ranch had received glowing reviews during a meeting with herself and Ms. VandenHeuvel eight weeks ago, but that is not the case. She stated improvements were discussed, but so were the continued violations. Ms. Hatt stated she has yet to find Sunny Crest Youth Ranch in Compliance with their Conditional Use Permit. She stated the staff to child ratio has always been an issue. Ms. Hatt explained she has been working with Ms. Jessica VandenHeuvel, Eaton County Sheriff's Office, Michigan State Police and Mr. Brain DeVos on behalf of Sunny Crest Youth Ranch for the last year with the hopes of gaining compliance. She stated Mr. DeVos tried; he was cooperative and engaged in the conversations to find solutions. She stated Mr. DeVos installed the alarms in 2019 that were required to be installed when the original Conditional Use Permit was approved in 2007. Ms. Hatt said when the original Conditional Use Permit was approved it was done so with a model of having house parents, actual parents that would live in the homes with the children; it was also approved with allowing only up to eight children per home. It was discovered that this was not the case in 2018 when a complaint was made and was investigated. Ms. Hatt clarified the alarms are required to be on at all times; this is due to the fact children were running away at all hours of the day and staff was not aware they were gone. Ms. Hatt stated the violations she has found are not related to COVID-19. She stated today is the first day she has heard from Mr. Ron Coppess since Mr. DeVos resigned. Ms. Hatt stated she briefly read through the business plan that was submitted to the Planning Commission by Mr. Coppess; there are several items proposed that do not comply with the Conditional Use Permit. Ms. Hatt stated the uniform issue is larger than what has been discussed. She stated some of the staff members are younger and it is difficult for emergency

personnel and herself to distinguish the children from staff; it is also difficult for the public to distinguish the difference. Ms. Hatt said Mr. Wes VanDenburg stated no one has been hurt; however the complaint that was originally made was regarding a child being sexually assaulted by a resident of Sunny Crest Youth Ranch while on a school bus. Ms. Hatt stated last summer Mr. DeVos came up with a plan to have all children who are entering Sunny Crest Youth Ranch evaluated to ensure they are fit to attend the public school system; if they are not able to attend public school they attend school on Sunny Crest Youth Ranch property which is taught by a teacher and overseen by the Lakewood Public Schools. Ms. Hatt stated this was implemented at the beginning of the 2019-2020 school year, and since implementation, she does not believe there have been issues on the buses or in the public schools. Ms. Hatt asked Mr. Jordon Dotson to e-mail her the letter he read into record. She informed Mr. Dotson she believes Sunny Crest Youth Ranch is required to meet the 2015 Michigan Residential Building Code for sleeping rooms, which required one point of exterior ingress/egress. She stated she would confirm and get the information to him.

Commissioner Ross allowed Mr. Coppess an opportunity to speak again. Mr. Coppess stated everyone makes Mr. DeVos sound like he is Mr. Wonderful. He stated the last day Mr. DeVos was paid was May 20th, but there was a reason things went south. He stated Mr. DeVos sugar coated everything and made all sound wonderful, but he was not all that great, if he was why was he not there all of the time. Mr. Coppess stated he took a step back at the request of the Sunny Crest Youth Ranch Board. He stated he thought he had the right person in the seat, but it did not work out that way.

Commissioner Ross allowed Mr. Wilcox an opportunity to speak again as long as he had something new to add. Mr. Wilcox stated Mr. Coppess had mentioned they did not have control over the children at Sunny Crest because they were bound by the state; he said Mr. Coppess hit the nail on the head, they do not have control.

Ms. Selena Duits, Sunfield Township Supervisor, stated she has spoken with former Sunny Crest Youth Ranch staff members and was told they do not get paid enough to endure the abuse from the residents, no matter how much training is done. Ms. Duits stated she found Mr. Brain DeVos very much willing to help, he cared and wanted to know things, he was willing to learn, was open to suggestions and had follow through. She stated it burdens her that Mr. DeVos is being thrown under the bus and it is not fair. Ms. Duits stated Mr. DeVos was trying to learn as he went, this a reflection on upper management. She stated the township became aware of an incident in the barn, it was sick and twisted, and appalling, until this incident she had been a supporter. She said the township has heard comments from public during their meetings where it was standing room only. She stated the residents were not aware they needed to contact the county. Ms. Duits stated she knows people who serve on the Fire Department who are concerned with how many runs they have had to make to the Sunny Crest Youth Ranch property. She stated on behalf of the Township, she is upset that at this late hour, Sunny Crest Youth Ranch has come back with a proposal; this has been an ongoing problem, the township has had to endure a lot. Ms. Duits said shame on Mr. Coppess for not being involved, if he cared he would have been there.

Ms. Alexia Haskins, 13325 Round Lake Road, stated she is frustrated. She has had boys show up on her door step and her neighbor picked one up from the road two weeks ago. She stated she called multiple numbers at the ranch, but can never get through and their voicemail boxes are full. Ms. Haskins stated her husband took a boy back to Sunny Crest rather than call the cops; no one from the Sunny Crest contacted them until twenty-four hours later; her kids were

frightened. She stated the boy had begged them to call the cops rather than return him to Sunny Crest Youth Ranch. She stated if there are issues going on they need to be addressed.

Public hearing closed: 8:43 p.m.

Commissioner Ross reminded the Planning Commission they have three options to discuss regarding how to proceed; he stated the Planning Commission may discuss postponing a decision to another meeting, they may discuss voiding the Conditional Use Permit, or they may discuss doing nothing with the Conditional Use Permit and allow for operations as approved in October of 2019.

Commissioner Mulder stated he wonders if there is a problem voiding the Conditional Use Permit while in a zoom meeting. He stated there is a problem and he is appalled by some of the things he has heard; however, he is glad to hear the school corrections have been put in place. **Commissioner Mulder** stated he understands staffing and trying to get people to work, but he has a problem voiding the Conditional Use Permit over a zoom meeting, he does not feel good about shutting them down over video conference. He stated he is leaning toward postponing a decision.

Commissioner Tirrell stated he agrees with Commission Mulder; this is a serious situation, but we all need to be together to make that decision.

Commissioner Cattron stated if the Planning Commission were to postpone a decision to the next meeting, what are we doing to ensure we will be able to meet. He added the new proposal does not address the screening for violent offenders. He said someone at each house was supposed to be in possession of an emergency response phone, there is no excuse for it to not be answered. **Commissioner Cattron** stated he is willing to postpone a decision, but he has concerns about what will happen if this goes on for too long.

Commissioner Dillinger stated he shares the hesitance with shutting someone down without looking them in the eyes; however, he has deep, deep concerns about the operation. He stated he is willing to follow the lead of other members, he would vote to shut down, but is also willing to postpone.

Commissioner Halsey agrees with what everyone is saying, but is concerned if they postpone to the July meeting and they are not able to meet in July; their current plans allow children to come back in August.

Ms. Hatt stated the children are not being moved voluntarily by Sunny Crest Youth Ranch. The State of Michigan has found the facility to not be in compliance and has removed all but one of the children and it is her understanding he will be removed by the end of the week. She said the State of Michigan is holding their conciliation conference with Sunny Crest Youth Ranch on July 2nd, which is where Sunny Crest will be able to answer to the violations; the State of Michigan could revoke their license at that time or they could allow Sunny Crest to appeal their findings. Ms. Hatt stated the public act requires them to have zoning approval prior to issuance of a license from the State of Michigan. She stated if the Planning Commission were to consider postponing a decision to the next meeting or if the Planning Commission were to consider doing nothing, Sunny Crest Youth Ranch would still be required to comply with the Conditional Use Permit and Change of Conditions approved by the Planning Commission in October of 2019.

Commissioner Rohrs stated she agrees it is a bad thing to shut this down without facing them, but they are not compliant and have not been compliant. She stated she feels bad for the kids, but the state is doing the right thing by removing the kids. **Commissioner Rohrs** stated she would be willing to void the Conditional Use Permit, let them go through the process with the state and then have them re-apply for a new Conditional Use Permit if the state allows them to continue operations. She stated Sunny Crest knows they are not compliant; how many strikes do they get until they are out.

Commissioner Dillinger stated the Planning Commissions duty is to the residents of Eaton County, not one man or founder of a business. He stated he has a harder time allowing children to be there than he does with voiding the permit without looking them in the eye.

Commissioner Rogers stated the Sunfield Township Board has asked the Planning Commission more than once to deny the request of Sunny Crest Youth Ranch; while she believes a home like this is needed, maybe Sunny Crest's Conditional Use Permit should be voided and they could apply for a new one to start over.

Commissioner Rogers moved to void **CU-01-07-02, Sunny Crest Youth Ranch**, due to noncompliance with the Conditional Use Permit and required regulations and conditions as outlined in the Code Enforcement Officers reports.

Commissioner Halsey supported. A roll call was taken with six (6) voting aye and two (2) voting nay. Motion carried.

Other Business:

CU-11-19-4 Surface Mine and CU-12-19-8 Large Solar Energy System (Benton Township): Ms. Williams said the Planning Commission could continue to postpone a decision on these applications or dismiss the applications due to lack of zoning jurisdiction.

Commissioner Rogers moved to dismiss applications CU-11-19-4 and CU-12-19-8 due to lack of zoning jurisdiction. **Commissioner Catron** supported. A roll call was taken with six (6) voting aye and two (2) voting nay. Motion carried.

Commissioner Mulder stated he prefers the Planning Commission make these kinds of decisions in person; he feels the topics are too sensitive to discuss in a zoom meeting.

Reports: Ms. Williams informed the Planning Commission the Board of Appeals did not meet this evening due to lack of business. She said staff is in the office from 8:00 a.m. to 5:00 p.m. and the courthouse is now open to the public during normal office hours.

Public Comment: None

Upcoming Cases: Ms. Williams informed the Planning Commission they have one District Change Amendment and one Conditional Use Permit Change of Conditions Application to be heard at the July 7, 2020 meeting.

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

The meeting adjourned at 9:03 p.m.

