

**EATON COUNTY
PLANNING COMMISSION MEETING
June 6, 2017**

Call to Order: Brian Ross, Chair of the Eaton County Planning Commission, called the meeting to order at 7:15 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, Jeana Rohrs, Barbara Rogers, Ben Tirrell, Tim Catron and Michelle Stahl

Absent: Christine Barnes and Jack Owens

Staff Present: Claudine Williams and Brandy Hatt

Agenda Approval: A motion was made by **Commissioner Stahl** to approve the agenda for the June 6, 2017 meeting as printed. **Commissioner Tirrell** supported. Motion carried.

Minutes Approval: A motion was made by **Commissioner Rohrs** to approve the May 2, 2017 minutes as printed. **Commissioner Tirrell** supported. Motion carried.

Public Comments: none

CU-3-12-4: Request by Loyd Cords for a Change of Conditions to an existing Conditional Use Permit (to construct a building for storage) which allows for the operation Construction Contractors Establishment and Storage of Heavy Equipment (water well drilling office and supply store) per Section 14.29 of the Ordinance at 3663 Thornton Highway, Section 33, Carmel Township.

Staff Report: Ms. Williams read the staff report and site plan review response from the Barry-Eaton District Health Department into record.

Applicant Statement: Mr. Loyd Cords stated he wanted to construct the pole barn to get his stuff out of the weather. **Commissioner Stahl** asked about Carmel Townships concern regarding hazardous waste. Mr. Cords stated he does not have any hazardous waste. **Commissioner Ross** asked Mr. Cords if he has any lighting on the property that projects beyond his property. Mr. Cords said he has a light on his pole barn, but it points to the ground; the light does not go beyond his property.

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

Speakers in favor: None

Speakers in opposition: None

Public hearing closed: 7:23 p.m.

Commissioner Stahl asked the other Planning Commission Members if they have any concerns regarding the requesting. None heard.

Commissioner Stahl moved to approve CU-3-12-4 (Loyd Cords) for a Change of Conditions to an existing Conditional Use Permit (construction of building for storage) which allows for the operation of a Construction Contractors Establishment and Storage of Heavy Equipment (water well drilling office and supply store per Section 14.29 of the Ordinance, the permit application, site plans, all zoning requirements and the following conditions:

1. Requirements of all other local, state and federal agencies must be met, including but not limited to: Eaton County Road Commission, Barry-Eaton District Health Department, Eaton County Construction Code Department, Eaton County Central Dispatch, Eaton County Drain Commissioner and Michigan Department of Environmental Quality.
2. This Conditional Use Permit is granted to Loyd Cords for above described use only on property located at 3663 Thornton Highway only. It is non-transferable.

Discussion: Commissioner Cattron asked if the dark sky lighting requirements requested by Carmel Township should be included in the motion. He stated downward pointed light would meet. **Commissioner Stahl** stated the lighting is already addressed in Item 2 of Mr. Cords original Conditional Use Permit. She stated the change of conditions is only for the construction of the barn.

Commissioner Rogers supported. A roll call was taken with six (6) voting aye and none (0) voting nay. Motion carried.

CU-6-17-10: Request by Anne Kesler for a Conditional Use Permit to operate a twelve (12) bed Adult Foster Care Small Group Home per Section 14.4.1 D. of the Ordinance at 7021 Hartel Road, Sec. 2, Benton Township.

Staff Report: Ms. Williams read the staff report and site plan review response from the Eaton Conservation District into record.

Commissioner Stahl clarified the business has been in operation for seventeen years without a Conditional Use Permit because they only had six beds. Ms. Williams said yes; an adult foster care facility with six or less beds is a use by right in a Limited Agricultural Zoning District.

Applicant Statement: Ms. Anne Kesler stated she has entered into a purchase agreement for this existing six bed adult foster care home that has operated for seventeen years. She said she would like to increase the home to twelve beds as she feels there is a need in the area. She stated she is aware of the Construction Code requirements for sprinkler systems and added she met with the Michigan Department of Transportation today and is aware of their requirements for the driveway. She stated she will comply with the requirements of the Barry-Eaton District Health Department as well.

Commissioner Stahl asked Ms. Kesler if she is renovating the home or adding on. Ms. Kesler stated she is renovating the interior of the home. **Commissioner Stahl** asked if she is changing the footprint or foundation of the existing home. Ms. Kesler said no; she stated she will be converting the existing attached garage into living space.

Commissioner Cattron asked Ms. Kesler if she has spoken with the Barry-Eaton District Health Department yet. Ms. Kesler said no. She stated she does not know exactly what their requirements will be, but she will comply with whatever they require.

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

Speakers in favor: None
Speakers in opposition: None

Public hearing closed: 7:34 p.m.

Commissioner Stahl stated the Planning Commission heard a similar case last month and required an annual State of Michigan License to be submitted to the Community Development Department; she stated the Planning Commission should be consistent and also require an annual license for this home.

Commissioner Rohrs noted the new sign needs to be located on the site plan.

Commissioner Stahl moved to approve CU-6-17-10 (Anne Kesler) for operation to operate a twelve (12) bed Adult Foster Care Small Group Home per Section 14.4.1 D. of the Ordinance, the permit application, site plans, all zoning requirements and the following conditions:

1. State of Michigan License shall be submitted to the Community Development Department Annually.
2. The new sign shall be shown on the site plan.
3. Requirements of all other local, state and federal agencies must be met, including but not limited to: Eaton County Road Commission, Barry-Eaton District Health Department, Eaton County Construction Code Department, Eaton County Central Dispatch, Eaton County Drain Commissioner and Michigan Department of Health and Human Services.
4. This Conditional Use Permit is granted to Anne Kesler for above described use only on property located at 7021 Hartel Road only. It is non-transferable.

Commissioner Cattron supported. A roll call was taken with six (6) voting aye and none (0) voting nay. Motion carried.

CU-6-17-11: Request by David Yoder for a Conditional Use Permit to operate a Home Business per Article 14.13 of the Ordinance at 5913 Valley Highway, Sec. 7, Carmel Township.

Staff Report: Ms. Williams informed the Planning Commission the Eaton County Board of Appeals postponed Mr. Yoder's Board of Appeals application to their July 11, 2017 meeting due to time constraints at this evenings meeting. Ms. Williams stated Mr. Yoder has requested his Conditional Use Permit Application also be postponed to the Planning Commission's July 11, 2017 meeting.

Commissioner Stahl moved to postpone application CU-6-17-11 David Yoder to the July 11, 2017 Planning Commission Meeting.

Commissioner Tirrell supported. Motion carried.

Other Business: none

Reports: Ms. Williams reported the Board of Appeals met earlier this evening. She stated they approved one application, denied an application and postponed an application.

Upcoming Cases: Ms. Williams informed the Planning Commission there are six new applications to be heard at their July 11, 2017 meeting.

Public Comment: none

A motion was made by **Commissioner Stahl** to adjourn the meeting. **Commissioner Cattron** supported. The meeting adjourned at 7:42 p.m.