

**EATON COUNTY
PLANNING COMMISSION
June 7, 2022**

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, Michael Hosey, Bruce Porter, Barbara Rogers, Jim Mott, Zachary Dillinger, Ben Tirrell, Lisa Lawitzke and Tim Catron

Staff Present: Claudine Williams and Brandy Miller

Agenda Approval: A motion was made by **Commissioner Hosey** to approve the agenda for the June 7, 2022 meeting. **Commissioner Rogers** supported. Motion carried.

Minutes Approval: A motion was made by **Commissioner Tirrell** to approve the May 3, 2022 minutes as printed. **Commissioner Mott** supported. Motion carried.

Public Comments: None

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

CU-12-09-14: Request by Douglas Reaves, Russell Thorn, and Clay Carstensen 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; requested change is to construct an additional building.

Staff Report: Ms. Williams read the staff report, and site plan review comments from the Eaton Conservation District and Vicinity Member Barbara Rogers into record.

Applicant Statement: Mr. Douglas Reaves stated they are proposing another building due to the growth of the business. He stated the building is for salt, fertilizer and equipment; the salt is in bags. Mr. Reaves stated the proposed building will be located behind the existing hoop house. He stated they have made improvements to the golf course as well.

Commissioner Tirrell asked Mr. Reaves if all of the materials he will be storing in the building will be bagged. Mr. Reaves stated they will be for now, but may store bulk salt in the future. **Commissioner Tirrell** asked what the surface of the building will be. Mr. Reaves said crushed asphalt; however, they will pave it before they store bulk salt.

Commissioner Porter asked if the proposed building will be located in the parking area. Mr. Reaves said no.

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: 7:12 p.m.

Commissioner Tirrell stated he does not have a problem with the project; however, the Planning Commission has a site plan that does not have a north arrow. He said it would be nice to know if staff reviewed the site plan and waived any criteria.

Commissioner Rogers stated the proposed building is located behind an existing building, no one will ever know it is there. She added the proposal does not affect the aesthetics of the golf course. She said they have a lot of employees, they are a good business and good for the area.

Commissioner Rogers stated the building will be a benefit for the business.

Commissioner Tirrell moved to approve **Change of Conditions for CU-12-09-14** a request by **Douglas Reaves, Russell Thorn, and Clay Carstensen** for a 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; requested change is to construct an additional building., with 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, 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, Russell Thorn, and Clay Carstensen for the above-described use only. It is not transferable per the Zoning Ordinance.

Commissioner Hosey supported.

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

Other Business: Ms. Williams stated the Administrative Committee met to go over the bid proposals for the Eaton County Master Plan and Eaton County Courthouse Sustainability Plan. She stated seven companies attended the pre-bid meeting and four submitted bids. She said the Administrative Committee met to review the bids and are recommending contracting with Rowe for these services.

Reports: Ms. Williams said she understands Commissioner Tirrell's concern regarding the site plan check sheet; she apologized and said it was an oversight, but staff will do better moving forward.

Ms. Williams stated the Zoning Ordinance Committee has not met due to staffing shortages in the office and suggested they meet next month to continue their work.

Public Comment: None

Upcoming Cases: Ms. Williams stated there is one Conditional Use Permit Application, one Change of Conditions Application, and one District Change Amendment Application to be heard at the July 5, 2022 Planning Commission Meeting.

Commissioner Porter asked about the change with Hamlin Township. Ms. Williams stated she is aware Hamlin Township is moving forward to administer their own township zoning, but she only knows this from reading their meeting minutes posted on their website. She said she has no further information as they have not received any communication from the Township. **Commissioner Porter** asked what would happen to members of the Planning Commission living in Hamlin Township. Ms. Williams stated that would be up to the Board of Commissioners and public act requirements regulating Planning Commission membership. **Commissioner Porter** stated there are a few members of the Planning Commission that reside in Hamlin Township. Ms. Williams stated the process for Hamlin to administer their own zoning could take one to two years.

A motion was made by **Commissioner Hosey** to adjourn the meeting. **Commissioner Rogers** supported. Motion carried.

The meeting adjourned at 7:18 p.m.