

**EATON COUNTY
PLANNING COMMISSION
January 5, 2021**

The Eaton County Planning Commission met virtually as permitted by Public Act 228 of 2020.

Call to Order: Ms. Claudine Williams called the meeting to order at 7:00 p.m.

Pledge: The Pledge of Allegiance was given by all.

Roll Call: Brian Ross, Michael Hosey, Tim Cattron, Barbara Rogers, Jim Mott, Zachary Dillinger, Ben Tirrell, and Lisa Lawitzke. Bruce Porter joined the meeting at 7:17 p.m.

Staff Present: Claudine Williams and Brandy Hatt

Agenda Approval: A motion was made by **Commissioner Rogers** to approve the agenda for the January 5, 2021 meeting. **Commissioner Tirrell** supported. A roll call was taken with eight (8) voting aye and none (0) voting nay. Motion carried.

Nominations and Elections of Board Chairperson, Vice Chairperson and Secretary:

Ms. Williams asked for nominations for Chairperson. **Commissioner Hosey** nominated Commissioner Ross. **Commissioner Rogers** seconded. **Commissioner Rogers** moved nominations be closed and a unanimous ballot cast for Commissioner Ross. **Commissioner Dillinger** seconded. A roll call was taken with eight (8) voting aye and none (0) voting nay. Motion carried.

Commissioner Ross assumed the responsibility of presiding over the meeting.

Commissioner Ross asked for nominations for Vice-Chair. **Commissioner Hosey** nominated Commissioner Rogers. Ms. Williams stated Commissioner Rogers is not eligible to be Vice Chair of the Planning Commission because she is an elected official on the Board of Commissioners. **Commissioner Hosey** removed his nomination.

Commissioner Ross asked for additional nominations for Vice-Chair. **Commissioner Rogers** nominated Commissioner Tirrell. **Commissioner Hosey** seconded. **Commissioner Rogers** moved nominations be closed and a unanimous ballot case for Commissioner Tirrell. **Commissioner Hosey** seconded. A roll call was taken with eight (8) voting aye and none (0) voting nay. Motion carried.

Commissioner Ross asked for nominations for Secretary. **Commissioner Rogers** nominated Commissioner Hosey. **Commissioner Dillinger** seconded. **Commissioner Rogers** moved nominations be closed and a unanimous ballot cast for Commissioner Hosey. **Commissioner Dillinger** supported. A roll call was taken with eight (8) voting aye and none (0) voting nay. Motion carried.

Commissioner Rogers moved to close elections. **Commissioner Hosey** seconded. A roll call was taken with eight (8) voting aye and none (0) voting nay. Motion carried.

Minutes Approval: A motion was made by **Commissioner Tirrell** to approve the December 1, 2020 minutes as written. **Commissioner Rogers** supported. A roll call was taken with eight (8) voting aye and none (0) voting nay. Motion carried.

Public Comments: None. Closed at 7:17 p.m.

Public Hearings of Conditional Use Permit:

CU-11-18-14: Request by Chris Ockert for a Change of Conditions to an existing Conditional Use Permit to operate Construction Contractors Establishment and Storage of Heavy Equipment (equipment storage and employee staging) per Section 14.29 of the Ordinance at 9839 Loucks Road, Section 29, Roxand Township to construct a new building on the property.

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

Commissioner Porter stated the well appears to be close to the neighboring property line. He asked if the location of the well would put a restriction for development on the neighboring property. Ms. Williams said the Barry-Eaton District Health Department would evaluate and review his site plan before a building permit is issued. Ms. Hatt stated the well has already been installed and will not affect the development of the neighboring property.

Commissioner Tirrell asked Ms. Williams about the setback of the existing building to the road. Ms. Williams stated the existing building is located one-hundred fifteen feet from the center of the road.

Applicant Statement: Mr. Chris Ockert stated he does not have anything to add. **Commissioner Hosey** asked Mr. Ockert if he would like to have a sign for his business. Mr. Ockert stated he already has a sign on his existing building. **Commissioner Catron** asked if the fence shown on the site plan is existing or proposed. Mr. Ockert stated the fencing is existing and the new building will be located in the fenced area.

Ms. Williams asked Mr. Ockert if the second driveway was installed. Mr. Ockert stated the second driveway was existing and is being used for the business.

Commissioner Dillinger stated per the Zoning Ordinance, the business cannot have anything stored outdoors higher than the fence. He asked Mr. Ockert if this is going to be an issue. Mr. Ockert said no, only the company trucks may be taller than the fence.

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: 7:30 p.m.

Commissioner Tirrell stated he asked about the setback from the existing building to the road due to the location of the wetland. He stated he calculated the area and agrees with staff, the building is not located within the wetland.

Commissioner Tirrell moved to approve Change of Conditions for **CU-11-18-14** a request by **Chris Ockert** to construct a new building to be used for operation of a Construction Contractors Establishment and Storage of Heavy Equipment (equipment storage and employee staging) per Section 14.29 of the Zoning Ordinance at 9839 Loucks Road, Section 29, Roxand Township 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 Chris Ockert for the 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.

Reports: Ms. Williams noted the Zoning Board of Appeals did not meet this evening due to lack of business. She stated they would meet in February.

Public Comment: None

Upcoming Cases: Ms. Williams said there is a Change of Conditions Application to be heard at the February 2, 2021 Planning Commission Meeting.

Ms. Williams announced Commissioner Ross would be looking to appoint members to the Site Plan Review Committee, Zoning Ordinance Committee, and Administrative Committee at the next meeting. Ms. Williams explained each committee and asked that anyone interested contact Commission Ross or herself.

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

The meeting adjourned at 7:36 p.m.