

**EATON COUNTY
PLANNING COMMISSION
May 2, 2023**

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, Tim Cattron, Frank Holmes, Scott Hansen, Ben Tirrell, Zachary Dillinger and Lisa Lawitzke.

Staff Present: Claudine Williams and Brandy Miller

Agenda Approval: A motion was made by **Commissioner Hosey** to approve the agenda for the May 2, 2023 meeting. **Commissioner Tirrell** supported. Motion carried.

Minutes Approval: A motion was made by **Commissioner Hosey** to approve the April 11, 2023 minutes as printed. **Commissioner Cattron** supported. Motion carried.

Public Comments: None

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

CU-2-17-2: Request by Eaton County Parks Department for a Change of Conditions to an existing Conditional Use Permit to operate a Commercial Recreation Facility (Crandell Park) as defined in Section 5.3.3 C of the Ordinance at 3425 E. Clinton Trail, Sec. 15 & 16, Eaton Township, specifically to allow for the construction/installation a new driveway off from Stewart Road, Non-motorized boat launch, public swimming beach, two parking lots and a fishing pier.

Staff Report: Ms. Williams read the staff report and site plan review comment from the Eaton Conservation District into record. She informed the Planning Commission, the Eaton County Board of Appeals approved Eaton County Parks Department variance request for an additional sign at their meeting earlier this evening; they are allowed to have two twenty-five square foot signs.

Commissioner Tirrell asked if we know how many parking spots will be offered. Ms. Williams said two-hundred sixty-two parking spaces will be provided.

Applicant Statement: Mr. Travis Keeton stated they are looking to make changes that will allow more people to access the areas of the park, allow better access for emergency services, and a new boat launch for emergency services. He stated visitor will also be able to use the new boat launch to for craft boats. Mr. Keeton stated the beach will be a great addition. **Commissioner Hosey** asked if there will be staff on duty. Mr. Keeton stated once the areas are developed, there will be staff on duty, but there will not be a certified life guard. He stated life saving buoys and poles will be provided to assist with getting people to the shore line. **Commissioner Porter** asked how deep the water is at the swimming area. Mr. Keeton stated there is a large deposit of sand in the area from Crandell's. He stated the water starts at a few inches and then goes into the lake; the swimming area will be marked. Mr. Keeton stated the deepest area of the lake is thirty-nine feet, but not in the swimming area.

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: 7:16 p.m.

Commissioner Ross stated the parking seems to be enough, but can address later if it is not. **Commissioner Tirrell** stated this is a great improvement; the additional drive off from Stewart is a positive change.

Commissioner Hosey moved to approve a **CU-2-17-2** a request by **Eaton County Parks Department** for a Change of Conditions to an existing Conditional Use Permit which allows the operation of an Commercial Recreational Facility as defined in Section 5.3.3 C of the Zoning Ordinance at 3425 E. Clinton Trail, Sec. 15 & 16, Eaton Township, specifically to allow for the construction/installation a new driveway off from Stewart Road, Non-motorized boat launch, public swimming beach, two parking lots and a fishing pier, with the following conditions:

1. A commercial driveway permit shall be obtained for the proposed driveway located off from Stewart Road.
2. 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.
3. This Conditional Use Permit is granted to Eaton County Parks Department for the above-described use only. It is not transferable per the Zoning Ordinance.

Commissioner Lawitzke supported.

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

CU-10-78-2: Request by Richard Ewing for a Change of Conditions to an existing Conditional Use Permit which allows for operation of a well drilling business as Construction Contractors Establishment and Storage of Heavy Equipment business per Section 14.29 of the Zoning Ordinance at 10076 Nashville Highway, Section 29, Vermontville Township. Specifically, the request is to adjust property lines.

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

Applicant Statement: Ms. Debra Siple, on behalf of Ewing Well Drilling stated the land needed to be resurveyed due to the death of Mr. Matthew Ewing.

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: 7:24 p.m.

Commissioner Dillinger stated a mistake was made fifty years ago, this is a correction. He stated there are no complaints.

Commissioner Dillinger moved to approve **CU-10-78-2** a request by **Richard Ewing** for a Change of Conditions to an existing Conditional Use Permit which allows for operation of a well drilling business as Construction Contractors Establishment and Storage of Heavy Equipment business per Section 14.29 of the Zoning Ordinance at 10076 Nashville Highway, Section 29, Vermontville Township. Specifically, the request is to adjust property lines, 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 Richard Ewing for the above-described use only. It is not transferable per the Zoning Ordinance.
- 3.

Commissioner Tirrell supported.

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

CU-10-75-2: Request by South Cochran Church of God for a Change of Conditions to an existing Conditional Use Permit which allows for operation of a Small Religious Institution per Section 14.22 of the Zoning Ordinance at 2470 S. Cochran Road, Section 25, Carmel Township. Specifically, the request is to adjust property lines.

Commissioner Tirrell requested to recuse himself as his relative is an interested party.

Commissioner Dillinger moved to recuse Commissioner Tirrell from hearing the application.

Commissioner Hosey supported. All in favor. Motion carried.

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

Commission Dillinger stated the proposed property line is one-hundred feet off the garage. He asked if that is the closest building that would be impacted by the decision. Ms. Williams said yes, they are shortening the property.

Applicant Statement: Mr. Charles Goeke, stated he is the treasurer for the Church, Ms. Virginia Sweet is the Secretary. He stated if his measurements are correct, the one-hundred foot measurement is correct. He stated they have lost twelve of their senior members; we had plans for the land, but they are not relevant now. Mr. Goeke stated it makes sense to sell the extra land to Mr. Tirrell. **Commissioner Hosey** asked if there would be an issue adding the sign to the site plan. Mr. Goeke said no, he believes the sign was installed in 1988. **Commissioner Catron** asked if the adjustment were done, would the church have room to install a new septic and drain field if needed. Mr. Goeke said yes, the church and barn sit on the back of seven acres.

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: 7:37 p.m.

Commissioner Cattron stated the adjustment makes sense given their situation. **Commissioner Ross** stated the adjustment doesn't change what they are doing.

Commissioner Cattron moved to approve **CU-3-75-2** a request by **South Cochran Church of God** for a Change of Conditions to an existing Conditional Use Permit which allows for operation of a Small Religious Institution per Section 14.22 of the Zoning Ordinance at 2470 S. Cochran Road, Section 25, Carmel Township. Specifically, the request is to adjust property lines, with the following conditions:

1. The existing sign shall be added to the site plan.
2. 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.
3. This Conditional Use Permit is granted to South Cochran Church of God for the above-described use only. It is not transferable per the Zoning Ordinance.

Commissioner Lawitzke supported.

A roll call was taken with eight (8) voting aye and none (0) voting nay. Motion carried.

Farm Land Preservation (PA 116): None

Other Business: Ms. Williams stated the Planning Commission will have special meeting to continue updates to the Master Plan on May 23rd. **Commissioner Hosey** asked if the meeting will be at 6:00 p.m. Ms. Williams said yes.

Communications: Ms. Williams informed the Planning Commission a communication was received from Clinton County regarding a moratorium on wind projects. **Commissioner Ross** asked Ms. Williams if the Planning Commission needs to take action. Ms. Williams said no, they are required to notify us.

Reports: Ms. Williams stated the next Zoning Ordinance Committee meeting is scheduled for May 16th to further discuss the potential wind ordinance.

Ms. Williams stated the Zoning Board of Appeals meet this evening and approved Eaton County Parks Departments applications for Crandell park signs and Dyer Kiln setbacks for a building.

Public Comment: None

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

The meeting adjourned at 7:43 p.m.