

**EATON COUNTY
PLANNING COMMISSION
July 6, 2021**

Call to Order: Brian Ross, Chair of the Eaton County Planning Commission called the meeting to order at 7:00 p.m.

Pledge: The Pledge of Allegiance was given by all.

Roll Call: Brian Ross, Zachary Dillinger, Barbara Rogers, Ben Tirrell, Lisa Lawitzke, Tim Cattron, Jim Mott, and Mike Hosey

Absent: Bruce Porter

Staff Present: Claudine Williams and Brandy Hatt

Agenda Approval: A motion was made by **Commissioner Hosey** to approve the agenda for the July 6, 2021 meeting. **Commissioner Rogers** supported. Motion carried.

Minutes Approval: A motion was made by **Commissioner Hosey** to approve the June 1, 2021 meeting minutes as written. **Commissioner Dillinger** supported. Motion carried.

Public Comments: None.

Public Hearings of Conditional Use Permit:

CU-6-18-6: Request by Marvin and Ida Hochstetler for a Change of Conditions to an existing Conditional Use Permit for a Home Business (welding fabrication and repair) to add an Agricultural Business to repair farm equipment per Section 14.1 of the Ordinance at 4387 W. Vermontville Highway, Section 29, Chester Township.

Staff Report: Ms. Williams read the staff report and Site Plan Review responses from Eaton Conservation District and Commissioner Cattron into record.

Applicant Statement: Mr. Marvin Hochstetler said to Staff Report covered everything and stated they just need more room so they can efficiently work.

Commissioner Cattron asked Mr. Hochstetler if he has the room to add more parking spaces. Mr. Hochstetler said yes, in front of the shop. He added there is no need for parking for the agricultural work.

Commissioner Cattron asked if there are two separate businesses. Mr. Hochstetler stated he currently only has one business, they will share equipment and the building.

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

Speakers in favor: Mr. Wayne Hochstetler stated he lives at 4425 Vermontville. He said he lives next door and works in the shop. He stated they have outgrown the space; he said they had to work on a semi last year, but there was not enough room in the building. He added it is hard to maneuver around the steel to cut it.

Speakers opposed: none

Public hearing closed: 7:14 p.m.

Ms. Williams asked Mr. Hochstetler about the sign for his business. Mr. Hochstetler stated he plans to keep the sign the same, but he may get an additional sign in the future.

Commissioner Ross stated the square footage is pushing the envelope of what is allowed for a home business and he thinks we should keep an eye on it. **Commissioner Mott** asked if the square footage of the business is the concern. **Commissioner Ross** said yes, it is a big building. If it is used for agriculture that is fine, but it could be an issue if it were used for commercial. **Commissioner Hosey** asked how keeping an eye on it would work. **Commissioner Ross** stated staff could keep track of complaints. Ms. Hatt asked the Planning Commission if they would like her to schedule annual inspections of the business. **Commissioner Ross** said he understands their intent and that is fine, he is just concerned for what it could be in the future.

Commissioner Tirrell asked how the business started. Staff stated the business was started as a fabrication and welding business for smaller items. **Commissioner Tirrell** stated he read the definition of an agricultural business, he believes the business meets this definition as long as it is predominately used for agricultural items. **Commissioner Tirrell** stated the definition does not say it has to be exclusive. He added staff has not received any complaints so he sees no need for an annual inspection.

Commissioner Tirrell moved to approve **CU-6-18-6** a request by **Marvin and Ida Hochstetler** for a Change of Conditions to an existing Conditional Use Permit for a Home Business (welding fabrication and repair) to add an Agricultural Business to repair farm equipment per Section 14.1 of the Ordinance at 4387 W. Vermontville Highway, Section 29, Chester Township with the following conditions;

1. If a sign is installed, it shall be shown on the site plan.
2. A new site plan shall be submitted showing the additional required parking spaces
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, Michigan Department of Environment, Great Lakes and Energy, Eaton County Construction Code Department, Eaton County Central Dispatch, and Eaton County Drain Commissioner.
4. This Conditional Use Permit is granted to Marvin and Ida Hochstetler for the above-described use only. It is not transferable per the Zoning Ordinance.

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

Other Business:

Reports: Ms. Williams stated the Zoning Board of Appeals did not meet this evening due to lack of business.

Public Comment: None

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

The meeting adjourned at 7:22 p.m.