

**EATON COUNTY
PLANNING COMMISSION
July 7, 2020**

The Eaton County Planning Commission met virtually on Tuesday, July 7, 2020 as permitted by Executive Order 2020-129.

Call to Order: Brian Ross, Chair of the Eaton County Planning Commission called the meeting to order at 7:06 p.m.

Pledge: The Pledge of Allegiance was given by all.

Roll Call: Brian Ross, Jeana Rohrs, Tim Cattron, Barbara Rogers, Blake Mulder, Zachary Dillinger, and Ben Tirrell

Absent: John Little and Tammy Halsey

Staff Present: Claudine Williams and Brandy Hatt

Agenda Approval: A motion was made by **Commissioner Tirrell** to approve the agenda for the July 7, 2020 meeting. **Commissioner Mulder** supported. Motion carried.

Minutes Approval: A motion was made by **Commissioner Cattron** to approve the June 2, 2020 minutes as written. **Commissioner Rogers** supported.

Public Comments: none.

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

DCA-7-20-3: Request by Secretary of Housing and Urban Development for a District Change Amendment to change the zoning of property located at 951 East Henry Street, Charlotte from Industrial (I) to Low Density Residential (R-1). The property is located in Section 18, Eaton Township.

Staff Report: Ms. Williams read the staff report into record.

Applicant Statement: Ms. Sogol Plagany was present to represent HUD. She said the staff report was accurate and stated in summary her client cannot sell the home because buyers cannot get a mortgage or insurance due to the property being zoned industrial.

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 Ross reminded the Commissioner's to address Items A-G in any motion made.

Commissioner Mulder moved to approve **DCA-7-20-3 (Secretary of Housing and Urban Development)** to change the zoning of property located at 951 East Henry Street, Charlotte

from Industrial (I) to Low Density Residential (R-1). The property is located in Section 18, Eaton Township and is in compliance with Items A-G from Article 13.6 of the Eaton County Ordinance

- A. Identifiable conditions related to the application that have changed which justify the proposed amendment. The property is residential and cannot obtain a mortgage.
- B. An error in the original Ordinance existed and justified this amendment because the property should not have been zoned industrial, it is residential.
- C. Rezoning this property will not create any precedents or effects due to the changes. The Planning Commission has approved similar request in the past.
- D. This change will not adversely affect the environmental conditions or the value of the surrounding property. This will correct an error.
- E. This amendment does not have any impact on the ability of the county or other governmental agencies to provide adequate public services. Services are adequate.
- F. The district change complies with the adopted Eaton County Master Plan. This change is in line with the Master Plan as the property immediately to the west is residential.
- G. This property could not be put to a reasonable economic use in the current zoning district.

Commissioner Dillinger supported. A roll call was taken with seven (7) voting aye and none (0) voting nay. Motion carried.

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 of an accessible boat launch (for non-motorized only), development of an accessible ten foot wide crushed limestone path from the entrance to the boat launch, installation of a prefabricated concrete vault restroom.

Staff Report: Ms. Williams read the staff report into record.

Applicant Statement: Troy Stowell, Eaton County Parks Director, stated all of the County Parks have seen an increase in use this year and he realizes parking at Crandall Park is a concern. He said he has submitted a parking plan to show an expansion of 270 feet to the west for overflow parking. He said there are six (6) no parking signs in the road right-of-way already and he has asked Crandell Bros for a few large boulders to further deter parking in the right-of-way. Mr. Stowell stated there are currently three (3) separate projects planned for Crandell Park, a boat launch, a path to the boat launch (which is the beginning path that will go around the entire lake), and a vault restroom. He said once approval is received from the Planning Commission, they will apply for and obtain any needed permits from the State of Michigan Environment, Great Lake & Energy Department (EGLE).

Ms. Williams noted she has a copy of the parking plan if the Commissioners would like her to share it for viewing.

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

A member of the public identified as Don asked if the boat launch will be accessed by motor vehicle or by foot traffic only. Mr. Stowell explained it is an accessible launch on rollers similar to what parks in Ingham County has. He added an actual motorized boat launch has not been approved or authorized by the Parks Commission and noted they are still in the Master Plan phase right now. Mr. Stowell explained access to the park is currently being discussed and they are trying to identify if Flanders or Stewart Road will be the main entrance in the future and what if any alternate entrances there may be.

Commissioner Mulder asked if the parking lot expansion plan was to create more parking on the grass to the west. He said he is concerned this overflow area will not be big enough. Mr. Stowell said the current lot is approximately 250 feet wide and they would be adding another 270 feet more to the west. He noted a small parcel on the map that they cannot encroach on. He added when they have events they open the gates and allow people to park in the interior of the park, but only when staff is there. Ms. Stowell said their current plan will double the size of the space and he is confident it will be enough.

The site plan submitted by Mr. Stowell was shared electronically.

Ms. Hatt questioned if the 270 x 40 area would be big enough to include a 24 foot maneuvering lane. She said if not she was confident staff could work with the Parks Department to develop something that would be compliant.

Commissioner Mulder pointed out the property to east has a berm and would not be able to be used for parking. Ms. Williams stated there was a clear vision area to the east as well and that is why the suggestion is to increase parking to the west.

A member of the public identified as Don said he is concerned about the traffic. He said he thinks the park is great, he is just concerned.

Public hearing closed: 7:40 p.m.

Commissioner Ross suggested given staff better direction in reference to the parking area and how many more spots there should be. **Commissioner Rogers** suggested the maximum number of spaces that can fit in the area should be added, as long as it is legal and safe. Ms. Hatt suggested more than double. Ms. Williams asked Mr. Stowell if he knew on average how many vehicles were at Crandell Park. Mr. Stowell said he did not and asked if a parking study should be done. Ms. Williams said she did not think that was necessary and was confident something could be worked out. Discussion was held in reference to adding parking to the north. Ms. Williams noted that was an option however, there were barriers there the Parks Department was trying to avoid moving. **Commissioner Ross** asked if staff was comfortable developing a plan with Mr. Stowell. Ms. Williams said yes, she was confident they could come up with a plan to address increasing parking that would meet ordinance requirements and provide for safe access to the property.

Commissioner Mulder moved to approve **CU-2-17-2 (Eaton County Parks Department)** for a Change of Conditions to an existing Conditional Use Permit, which allows for the operation of a Commercial Recreation Facility (Crandell Park) as defined in Section 5.3.3 C of the Zoning Ordinance. Specifically, to allow for the construction/installation of an accessible boat launch (for non-motorized only), development of an accessible ten-foot-wide crushed limestone path from the entrance to the boat launch, and installation of a prefabricated concrete vault restroom at 3425 E. Clinton Trail, Sec. 15 & 16, Eaton 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 the Eaton County Parks Department for the above described use only. It is not transferable per the Zoning Ordinance.

Commissioner Tirrell supported. A roll call was taken with seven (7) voting aye and none (0) voting nay. Motion carried.

Other Business: None

Reports: Ms. Williams informed the Commissioners the courthouse administrative offices were now closed on Friday's until October 2. Office hours are Monday thru Thursday from 8:00 a.m. to 5:00 p.m. She read three communications from the City of Potterville and the City of Eaton Rapids all in reference to their planning efforts and reported the Board of Appeals denied a variance request at their meeting earlier due to there being no practical difficulty with the property.

Public Comment: None

Upcoming Cases: Ms. Williams said there is one Conditional Use Permit for a surface mine to be heard at the August 4, 2020 meeting.

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

The meeting adjourned at 7:51 p.m.