

**EATON COUNTY
PLANNING COMMISSION
August 3, 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 Catron, Jim Mott, Bruce Porter, and Mike Hosey

Staff Present: Claudine Williams and Brandy Hatt

Agenda Approval: A motion was made by **Commissioner Hosey** to approve the agenda for the August 3, 2021 meeting. **Commissioner Mott** supported. Motion carried.

Minutes Approval: A motion was made by **Commissioner Rogers** to approve the July 6, 2021 meeting minutes as written. **Commissioner Lawitzke** supported. Motion carried.

Public Comments: None.

Public Hearings of Conditional Use Permit:

CU-8-21-4: Request by Christopher and Audrey Dick for a Conditional Use Permit to operate a Construction Contractors Establishment and Storage of Heavy Equipment (landscaping and excavating services) per 14.29 of the Zoning Ordinance at 411 W. Saginaw Highway, Section 13, Roxand Township.

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

Applicant Statement: Mrs. Audrey Dick stated this is a single owner LLC; they do not have any employees. She said they might have one employee in the future. Mr. Christopher Dick stated he leaves the property with his dump truck, but may come back to the property to get his truck. He said the truck is a tandem axle vehicle.

Commissioner Hosey asked if they have talked to any of their neighbors. Mrs. Dick stated they have and all have been supportive and have no concerns. She said one neighbor is present to offer support.

Commissioner Mott asked if there is a sign for the business. Mr. Dick stated they do not want to draw attention to their home so they do not want a sign.

Commissioner Catron asked how large the piles of material would be. Mr. Dick stated he might have ten to twenty yards, he added his truck only holds ten yards. He said most of it would be top soil. He added he would probably use the top soil as a berm. He only needs materials for emergency repairs so the piles will most likely be 10 yards so he can use on weekends if needed.

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: 7:14 p.m.

Commissioner Ross asked the Planning Commission if additional buffering is needed. **Commissioner Hosey** stated you can see in between the trees, but you can also see where they have planted additional trees. Mrs. Dick stated they have planted additional pine trees, but that was before they planned to build a barn. She stated they do plan to put in a more substantial border, like arborvitae or a fence. Mr. Dick stated he does not leave the house until 7:00 or 8:00 in the morning. He stated he put 6:00 a.m. on the application for potential future employees. Mrs. Dick stated they are surrounded by farmers who also have trucks and trailers on the road early in the morning and later in the evening.

Commissioner Ross stated future plantings are noted on the site plan; he added if approved they may need to submit an updated parking plan. **Commissioner Tirrell** confirmed arborvitae on the site plan and he feels the proposal is sufficient for buffering.

Commissioner Hosey moved to approve **CU-8-21-4** a request by **Christopher and Audrey Dick** for a Conditional Use Permit to operate a Construction Contractors Establishment and Storage of Heavy Equipment (landscaping and excavating services) per 14.29 of the Zoning Ordinance at 411 W. Saginaw Highway, Section 13, Roxand Township with the following conditions;

1. A new site plan shall be submitted showing the additional required parking spaces and buffering.
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 Christopher and Audrey Dick for the above-described use only. It is not transferable per the Zoning Ordinance.

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

Other Business:

Reports: Ms. Williams stated the Planning Commission received communication from Benton Township regarding an update to their Master Plan.

Ms. Williams stated the Zoning Ordinance Committee is scheduled to meet on August 25th and September 30th to begin discussing regulations for wind and marihuana.

Ms. Williams stated the Zoning Board of Appeals met this evening and approved a variance application for Eaton Rapids Township, specifically for the location of a shed on Township Hall property. Ms. Williams stated the Zoning Board of Appeals has requested the Zoning Ordinance Committee and Planning Commission look at allowing accessory buildings for government facilities to be closer than fifty feet to the property lines.

Ms. Williams reminded the Planning Commission their September meeting is a week later, September 14th. She stated they have four applications to hear.

Public Comment: None

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

The meeting adjourned at 7:24 p.m.