

**EATON COUNTY
PLANNING COMMISSION
October 3, 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: Scott Hansen, Lisa Lawitzke, Bruce Porter, Michael Hosey, Tim Cattron, Zachary Dillinger, Frank Holmes, and Brian Ross

Absent: Ben Tirrell

Staff Present: Brandy Miller, Chris Garrison, and Tamara Alger

Agenda Approval: A motion was made by **Commissioner Hosey** to approve the agenda for the October 3, 2023 meeting. **Commissioner Cattron** supported. Motion carried.

Minutes Approval: A motion was made by **Commissioner Lawitzke** to approve the September 5, 2023 minutes as printed. **Commissioner Hosey** supported. Motion carried.

Public Comments: None

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

CU-4-16-5: Request by Michael Middaugh and Katie Baum for a Change of Conditions to an existing Conditional Use Permit which allows for the operation of a Construction Contractors Establishment and Storage of Heavy Equipment (tree service) per Section 14.29 of the Zoning Ordinance at 2355 S. Royston Road, Section 30, Eaton Rapids Township. Specifically, the request is to reconstruct a larger pole building than previously approved.

Staff Report: Ms. Miller read the staff report and the site plan review responses from the Eaton County Drain Commissioner's Office and the Eaton County Road Commission into record.

Commissioner Ross asked if there were any questions for staff.

Commissioner Hosey asked if the applicant had submitted to the Eaton County Drain Commissioner's office. Ms. Miller stated the Eaton County Drain Commissioner's office reviews at time of application for the building permit.

Applicant Statement: Mr. Middaugh did not have anything to add. He asked if the Planning Commissioners had any questions for him.

Commissioner Ross asked if the size was going to be larger but in the same area as the previous barn. Mr. Middaugh confirmed he would be making the barn a little larger and it would be going in the same place as before.

Commissioner Hosey asked if there would be additional buffering. Mr. Middaugh said there would not be.

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

Speakers in favor: None

Speakers Opposed: None

Public Hearing Closed: 7:08 p.m.

Commissioner Catron stated his only concern might be the lack of additional buffering.

Commissioner Ross stated that the barn was situated in an area where runoff would not be detrimental to any of the surrounding neighbors.

Commissioner Catron stated he had no additional concerns.

Commissioner Hosey moved to approve **CU-4-16-5** a request by Michael Middaugh and Katie Baum for a Change of Conditions to an existing Conditional Use Permit which allows for the operation of a Construction Contractors Establishment and Storage of Heavy Equipment (tree service) per Section 14.29 of the Zoning Ordinance at 2355 S. Royston Road, Section 30, Eaton Rapids Township. Specifically, the request is to reconstruct a larger pole building than previously approved, 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 Michael Middaugh and Katie Baum for the above-described use only. It is not transferable per the Zoning Ordinance.

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

CU-10-23-5: Request by Brookfield Township for a Conditional Use Permit to operate a Government Facility per Section 14.10 of the Zoning Ordinance at 8037 Brookfield Road, Section 28, Brookfield Township. Specifically, the request is to allow for adjustment of the property lines and an addition on to the existing Brookfield Township Hall.

Staff Report: Ms. Miller read the staff report and site plan review responses from the Eaton Conservation District and Eaton County Road Commission into record.

Commissioner Ross asked for questions from the staff. There were none.

Applicant Statement: Ms. Larson, Brookfield Township Treasurer, stated she agreed with the staff report.

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: 7:18 p.m.

Commissioner Catron moved to approve CU-10-23-7 a request by Brookfield Township for a Conditional Use Permit to operate a Government Facility per Section 14.10 of the Zoning Ordinance at 8037 Brookfield Road, Section 28, Brookfield Township. Specifically, the request is to allow for adjustment of the property lines and an addition on to the existing Brookfield Township Hall, 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 Brookfield Township for the above-described use only. It is not transferable per the Zoning Ordinance.

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

CU10-23-7: Request by Thomas and Tina Cassidy for a Conditional Use Permit to operate a Park and Recreational Facility (private campground) as defined in Section 5.3.16 P of the Zoning Ordinance at 11066 W St. Joe Hwy., Section 18, Sunfield Township.

Staff Report: Ms. Miller read the staff report, Site Plan Review response from the Eaton Conservation District into record. Ms. Miller also read an email from the applicant and seven written responses from the public into record.

Commissioner Ross inquired about the maximum number of sites the applicant desires to have and the number of people staying on site. Ms. Miller stated he may want to clarify that with the applicant. Ms. Miller stated she believes the applicant would like to have two to three sites. One for the applicant's mother and two for friends.

Applicant Statement: Mr. Cassidy stated he wanted the campground for friends and family to enjoy the lake and the surrounding state land that is adjoined to his property. He stated he would have no more than three campers on site.

Commissioner Catron stated that the site plan shows four outbuildings even though only two are included in the application. He asked what the use of the additional two outbuildings are that are not included on the site plan. Mr. Cassidy stated that one is for storage and equipment, and the other is a former bait shop that is used for storage of his kayaks.

Commissioner Catron asked if the unit that the applicants mother stays in is permanent. Mr. Cassidy stated that it is a permanent unit. The other two campers would come and go.

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

Speakers in favor: Mike Trowbridge, 9724 Round Lake Rd, Vermontville, stated he own's property within 300 feet of Mr. Cassidy's. He stated that before the property was purchased by Mr. Cassidy and it was a public campground, there was a lot of vandalism and theft. Since Mr. Cassidy purchased the property, all of the previous issues have been resolved and it is now peaceful. He stated that no one he knows within 300 feet of Mr. Cassidy's property has a problem with the private campground.

Speakers opposed: Drew Marks, 11459 Carlton Center Rd, Lake Odessa, stated that he opposes Mr. Cassidy's CUP application for three reasons: The Eaton County Zoning Ordinance, the application itself, and the enforcement on the property. Mr. Marks referred to the definition of parks and recreational facilities in the zoning ordinance and read the ordinance. Mr. Marks stated that if the CUP is approved, Mr. Cassidy's residence will become a recreational facility per the ordinance regarding parks and recreational facilities. Mr. Marks then read a section from the Eaton County Zoning Ordinance on the intent and purpose for R1 zoning, quoting, "maximum density in the R1 district shall not exceed three units per acre". Mr. Marks stated that Mr. Cassidy has a unit, a permanent trailer, and the permanent residence. Mr. Marks stated that R1 also states that a property may only have concealed storage of one unoccupied trailer on the property, but Mr. Cassidy is requesting to have three unoccupied trailers. Mr. Marks referred to a planning commission meeting from two years ago, in which the planning commissioners had discussed travel trailers and their placement on private property. Mr. Marks stated that the result of that previous discussion was a vote to approve adding to the ordinance that someone could apply for a temporary housing permit to place a recreational unit on RC or LA zoned property. Mr. Marks stated that he believes W St. Joe Hwy is in fact a private Rd, and after 2008 the private road document needs to be updated with the addition of lots. Mr. Marks stated that Mr. Cassidy's parcel is in the one hundred year floodplain, but no EGLE permits have been acquired. Mr. Marks stated he had a problem with the application itself being unclear as to what additional storage will be had, as it states "etc.". He would like to know what the "etc." part of the application is. Mr. Marks went on to review previous violations on the property.

Commissioner Ross asked if there were anyone else would like to speak regarding the application.

Public hearing closed: 7:46 p.m.

Commissioner Hosey stated that he does not see any current violations on the property. He believes the property is also in compliance with the Barry Eaton Health Department, as there no evidence stating otherwise.

Commissioner Ross stated that he also did not see any evidence that the Barry Eaton Health Department was opposed to the request. He stated that he would like to see a firm number of three approved for campers or sites, whatever would be best.

Commissioner Catron stated he didn't see anything from EGLE approving the request.

Commissioner Ross asked Ms. Miller if she visited the site with EGLE and Environmental Health. Ms. Miller said yes, she met with Mr. Minh-huy Radics of EGLE, Wynn Barry with Environmental Health, and Chris Griffith the Eaton County building inspector at the site. Ms. Miller stated that the lake is an inland lake, and nothing is required from those departments.

Commissioner Hosey asked that if the request was for more than three lots would EGLE intervene then? Ms. Miller said yes, there is a separate section of EGLE that states if more than three campers are being used, the property would have to become a state licensed campground. Ms. Miller also clarified that Mr. Cassidy's property is not on a private road. She stated that Matt Hannahs, the lead engineer for the Eaton County Road Commission, confirmed that the Road Commission certifies the public road almost to the end of the pavement, which is beyond Mr. and Mrs. Cassidy's property.

Commissioner Dillinger asked if there were any concern with the parking on site. Ms. Miller said parking is shown on the site plan, but the size of the spaces are not. Ms. Miller said the applicant can revise their site plan to include the information if the commissioners would like.

Commissioner Hosey moved to approve **CUP-10-23-7** a request by Thomas and Tina Cassidy for a Conditional Use Permit to operate a Park and Recreational Facility (private campground) as defined in Section 5.3.16 P of the Zoning Ordinance at 11066 W St. Joe Hwy., Section 18, Sunfield Township, with the following conditions:

1. No more than three campers shall be located on the site.
2. The site plan shall be revised to include the size of the 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 Thomas and Tina Cassidy for the above-described use only. It is not transferable per the Zoning Ordinance.

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

CUP10-23-6: Request by Walton Township for a Conditional Use Permit to operate a Government Facility per Section 14.10 of the Zoning Ordinance and Open Air Storage per Section 14.33 of the Zoning Ordinance at 6966 S Stine. Road, Section 16, Walton Township.

Staff Report: Ms. Miller read the staff report and fifteen written responses from the public into record.

Applicant Statement: Matt Kuschel, representative of Walton Township, stated that the request is essentially and ultimately for a government facility. The transfer station is a group of eight to ten dumpsters where household trash can be deposited. To use the transfer station, a resident of Walton Township would be able to purchase a punch permit. Mr. Kuschel stated that one hundred and eighty nine of those have been purchased so far this year. This service is an option for those who do not wish to use traditional curb side pickup. Mr. Kuschel re-iterated the phases of the project, with the new township hall being part of the final phase three. Mr. Kuschel stated that the new building and transfer station would be just three miles from the current location, so no huge change there. He stated there would also be no huge change to the characteristics of the use. Mr. Kuschel also stated there would be no hazardous materials or hazardous waste on site or being dumped. EGLE has not come back with any concerns either. Mr. Kuschel stated there is already good screening on both sides of the new property. He stated the new township hall would also provide additional screening of the transfer site, and there will be additional fencing. Mr. Kuschel continued to review Walton Township's CUP request. Mr. Kuschel stated there are no plans at present to install a sign, but if it is decided a sign is necessary than the appropriate permits would be applied for at that time. Mr. Kuschel stated the site is already well served by existing public facilities such as the streets, water and septic. He stated that the traffic would not be much increased at the new location. Mr. Kuschel stated the existing water and septic on the property is fine, but if they need to upgrade those systems they will. Mr. Kuschel stated that property value would not be impacted significantly. He cited a study from Penn. State from 2005. A twenty percent increase at worst. He stated there at present is no odor from the transfer station nor were there any rodents. Those conditions would continue at the new location. There will be an operator on site to collect any sort of trash that may escape from the dumpsters. Mr. Kuschel stated the dumpsters would be emptied once a week, just as a personal curb service would be. He does not believe that there will be significant run off from the dumpsters, as they close and seal shut, and do not leak. He stated that run-off from I-69 far exceeds whatever runoff might come from the dumpsters. Mr. Kuschel stated that the

intersection at the site would slow traffic as people make their turn onto the next street. He stated that the traffic would not change as the new station is on the same street in the same area. Mr. Kuschel finished his statement by stating that EGLE has no objections, there are no supported allegations of contamination, and this is at the bottom a governmental facility for township hall operations with the added bonus of a community transfer station.

Commissioner Hosey asked if there was a unanimous vote from the township. Mr. Kuschel stated that he was not aware of a vote to submit the conditional use permit. He is aware this is the boards first step in the process. Mr. Kuschel stated that whether or how to bring the dumpsters over would be subject to continuing action and decision by the board.

Commissioner Hosey asked if there had been any prior public meetings. Mr. Kuschel stated there had been several, once of which he personally attended to address citizen concerns.

Commissioner Hosey asked if Mr. Kuschel was sure there were other meetings. Mr. Kuschel said it was discussed at prior board meetings with significant response from the public, which was why he had been asked to attend one meeting to provide more information.

Commissioner Holmes asked what the township board finds negative about their current location. Mr. Kuschel stated it is because the property is owned by another entity. At the new site, the hall and the transfer site would be strictly under township ownership.

Commissioner Holmes asked how the waste and material would be managed from the transfer station; would it be at a county level. Mr. Kuschel stated the waste at the transfer station would be managed by Granger Trash Services.

Commissioner Catron asked if there would be pavement under the dumpsters or a curb around them; would the township have any objection to that. Mr. Kuschel stated there is at present some concrete that some of the dumpsters would be able to sit on, but not all. At present there are no plans for curbing, but they would be willing to work with EGLE and use best practices to meet requirements for the dumpsters.

Commissioner Porter asked where the current location is. Mr. Kuschel stated it was on Butterfield Hwy, at the edge of the township.

Commissioner Hansen asked if Mr. Kuschel had been hired by the township, and if he were being paid by the taxpayers. Mr. Kuschel stated that yes, he had been hired by the township.

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

Speakers in favor: Art Williams, 4995 W Butterfield Hwy, Olivet, stated that he resides directly next to the current transfer station. Mr. Williams stated he was the former operator and current caretaker of the transfer station. He stated that he has not had any adverse effects to his health, no odor, and no rodents. In regards to the wetland, he said it is currently sitting in the middle of a wetland. He stated there is also no EGLE with where the transfer station currently sits. Mr. Williams did add that the road is more dangerous where the transfer station sits right now, and he believes it would be safer in new location.

Speakers Opposed: Robert Judy, 1269 Miller Hwy, Olivet, stated that the new site would not be worth investing in. He stated the gravel alone would cost too much. He believes a vote should have been held that allowed township residents to have a say whether the new site had been purchased or not. Mr. Judy doesn't believe that any of the township residents had been made aware of the land purchase.

Dale Barr, 2960 Miller Hwy, Olivet, stated that he is a former Eaton County Commissioner and a representative of Walton Township. Mr. Barr stated there had only been one meeting in regard to the new transfer station and township hall. Mr. Barr asked of the commissioners if section 14.10 could be approved without approving section 14.33 of the zoning ordinance? Ms. Miller stated yes, the request can be approved separately. Mr. Barr stated that the new township hall is not the issue, but the transfer station is. He stated that there are other townships that use the transfer station illegally. Mr. Barr also stated that the 5-way intersection near the new transfer station is hazardous, even with stop signs.

Frank Cologero, 6521 McDonald Rd, Olivet, stated that he is a chemist. He provided a list of questions that he gave to each planning commissioner. He asked that the planning commission respond to the questions before making a decision. Mr. Cologero read through his questions.

Melissa Leckie, 6130 S. Stine Rd, Olivet, stated that she walks twice a day by the current transfer station. She walks from Stine to Marshall. Her concern is that people speed around the corner and slam their breaks to stop. Ms. Leckie stated that the roads are just simply too hazardous for that location. She states that questions have been presented to the board at meetings, and the answer has always been "we don't know". Ms. Leckie expressed concern the transfer station will not be profitable as only 20% of the township might use the new station. She stated that there are in fact holes in the dumpsters that do leak. Ms. Leckie also stated that this area is a residential area and nothing more. Ms. Leckie asked for clarification about why the move is being made as there is no problem with the current dump site.

Duston Twichell, 5818 S Stine Rd, Olivet, stated per public act 110 of 2006, a Michigan Zoning Enabling Act, under article five section 125.3504 subsection 4 A, the public was not given the necessary notification or say in this request. He stated the township made held special meetings with limited public notice of 18 hours. Mr. Twichell stated that no one on Walton Township's board lives less than three miles away, so they will not be

affected the way the residents within those three miles will be. Mr. Twichell also stated the while the dumpsters have lids, they are seldom closed. Leachate is always coming out of the dumpsters. Mr. Twichell said the transfer station is an environmental problem, and other townships will be illegally using the dumpsters.

Tim Ball, 6332 S Cochran Rd, Charlotte, stated the new transfer station should not go in, and the existing township hall should be rebuilt. Mr. Ball stated that a vote should be held for the township to determine where they would like the new location to be. He stated that a transfer station shouldn't be built at all and the township would either have to get curb service or find a way to get rid of trash themselves. Mr. Ball stated that he also believes the transfer station is an environmental hazard.

Richard Boughner, 2917 Miller Hwy, Olivet, stated that per section 9.3.6, Basis of Planning Commission Decision, section E, the whole project goes against what that section says. Mr. Boughner read the section for the planning commission and public.

Charles Sharp, 6910 S Stine Rd, Olivet, stated that he is concerned that Walton Township is not acting in the best interest of the township residents. Mr. Sharp stated this project is not going to help him, or the township residents. He stated that it will cause smell and health complications.

Kathy Carpenter, 3288 Baker Hwy, Olivet, stated that her other concern, in addition to the concerns previously stated by other residents, is the potential of trash not being picked up weekly. She stated this was during shutdown. Ms. Carpenter also stated the new township hall should be put on a ballot and be voted for, as the township residents will be paying for it.

Kevin Tillotson, 6684 Marshall Rd, Olivet, stated that he is originally from Flint. Mr. Tillotson expressed concern that the new transfer station will create a similar environmental hazard to that of Flint's water. Mr. Tillotson believes that the environmental hazard may be enough to cause serious harm to human life and animal life.

Barb Platzer, 6920 S Stine Rd, Olivet, stated that she counted residences and businesses within a mile radius of the new transfer station and found 82 houses and 3 businesses. Ms. Platzer stated that the transfer station will be affecting an entire community, not just a few people.

Jacob Wildenhaus, 6963 S Stine Rd, Olivet, stated that he is directly across the street from the proposed station. His main concern is the traffic in that area. Mr. Wildenhaus stated that people drive over the speed limit and make turns blindly in that area.

Dewain Vallie, 212 Kalamo St, Olivet, stated that the township residents have no idea what the cost of this project is going to be. He stated that they do not need a new township hall and the residents will be paying for services the majority don't use. Mr. Vallie is concerned the fees will keep being imposed with the new site.

Tami Briskie, 6800 Marshall Rd, Olivet, stated that at a township meeting, Mr. Kuschel did not inform the planning commission that the reason for moving the transfer station was because of possible contamination and they needed to move before there was a lawsuit. Ms. Briskie stated that a new site would only face the same problems as the previous.

Scott Byam, 2877 Cameron Dr, Olivet, stated that he suspects the new site property was purchased secretly without any public notice. He also stated that parking will be just as problematic during elections as it is now at the current site. The new site will not improve that.

Doug Norton, 5540 Elm Rd, Olivet, stated that he doesn't understand the need to move to a new site if there truly were no lawsuits on the current. He stated if there is the potential for a lawsuit on the current, then the new site would face the same issues again.

Mr. Kuschel asked Chair Ross if he could address some of the concerns.

Commissioner Ross said yes. Mr. Kuschel stated that at state campgrounds there are groups of dumpsters for the patrons to utilize. Mr. Kuschel stated that is no different than what Walton Township is going to be doing. He stated there is no toxic or hazardous waste or industrial waste at the transfer station. Mr. Kuschel stated the concerns about contamination are strictly about the current location, which comes from activity that predates the township. Not the future eight dumpsters to be managed by Granger. Mr. Kuschel stated the dumpsters are only to be used for household waste. He stated that what this is, is a zoning question, it is not a decision on paying for government services. That would be a decision for Walton Township. Mr. Kuschel stated that they are here to see whether the use complies with the zoning ordinance, and he believes it does.

Nick Vasilion, 204 W Butterfield Hwy, Olivet, stated that his issue with the new transfer station is that the new site is residential, or limited agricultural. Mr. Vasilion doesn't believe they have the right to charge the residents to use the dumpsters as it is not a commercial property.

Public hearing closed: 9:43 p.m.

Commissioner Ross stated that he is concerned about the proposed buffering. He stated that he believes there should be a more substantial buffer, such as a faster growing pine tree. **Commissioner Hosey** asked what sort of trees would be better. **Commissioner Ross** stated something that is larger and faster growing and would provide more cover, such as a pine tree.

Commissioner Lawitzke referred to section E under Requirements for approval. She stated that she believes the proposed is detrimental to the surrounding residents and may become more so if the request is approved. She stated that toxic waste is already

at the current site and thus will affect the new proposed site as well. **Commissioner Lawitzke** stated that she does not believe the proposed request is compatible or harmonious with the surrounding area.

Commissioner Holmes stated that a negative of the proposed is the traffic in the area being close to the intersection. His other concern is that EGLE had not responded to the request. He stated that a majority of what the public came forward with are concerns that need to be addressed to Walton Township itself.

Commissioner Ross stated that the Eaton County Road Commission did approve the request with conditions. He stated that EGLE will have to respond to the request as they're one of the agencies that have to provide approval.

Commissioner Cattron stated that he is concerned about the ground water, but he is going to rely on the facts that have been presented. He stated that he also believes the screening around the transfer station should be strengthened in a more solid fashion.

Commissioner Porter stated that he believes the township should explain their need of the new location further.

Commissioner Ross stated that is not something for the planning commission to decide. The need of the location is for the township to discuss.

Commissioner Porter stated that he did not think the provided site plan is acceptable. **Commissioner Cattron** stated that the planning commission could ask for a revised site plan if they thought it necessary.

Commissioner Hosey stated that he would like to know what measures could be taken by the township to prevent potential toxic waste. **Commissioner Ross** stated that they could make a condition in their motion to address the methods for the prevention of toxic waste. **Commissioner Hosey** agreed that he would like to include a motion regarding the potential toxic waste and its prevention.

Commission Dillinger stated that he is not convinced condition E is met fully. He stated that he believes the other four conditions are sufficient. He stated that the transfer station and the township hall are really two different projects. He suggested that they might be able to approve a portion of the request and deny another, as the township hall does meet all five conditions for approval.

Commissioner Ross stated that they may need to add a motion for there to be a solid surface with curb to contain waste. He suggested that the planning commission table the meeting.

Commissioner Cattron asked if **Commissioner Dillinger** was concerned about the wetlands. **Commissioner Dillinger** stated that he was concerned about ground water

contamination and damage to wetlands. He stated that at a minimum the planning commission needs to address that.

Commissioner Lawitzke asked if they could table the request in order to get EGLE to further investigate the request in regards to section E.

Commissioner Cattron stated that the site plan revision and EGLE approval be included together as a decision to table the decision. **Commissioner Hosey** added that vermin control should be addressed as well. **Commissioner Cattron** asked what would need to be updated in the site plan. **Commissioner Porter** stated that the site plan does not show widths, where the driveways are going to be. He stated he is also concerned about the traffic and the intersection being hazardous. **Commissioner Ross** stated the Eaton County Road Commission did say they could make updates to the driveway but would need to turn it into a commercial driveway. He added that he would like the site plan updated and more legible.

Commissioner Cattron inquired if the size of the site plan is what was provided. Ms. Miller stated that it was, and per Article 8 it was accepted by staff as presentable. Ms. Miller stated the applicant may wish to hear that a larger site plan is needed.

Commissioner Cattron moved to table **CU-10-23-6** a request by Walton Township for a Conditional Use Permit to operate a Government Facility per Section 14.10 of the Zoning Ordinance and Open Air Storage per Section 14.33 of the Zoning Ordinance at 6966 S Stine. Road, Section 16, Walton Township. With the stipulations: a wetland determination to find extent of wetland, a site plan that is more clear and easier to see, something at least double the size of what is provided, that the driveway be clearly delineated, to consider extending the northern buffer and consider using multiple species like pine and arborvitae together. To have a solid surface and curb and gutter where the dumpsters are going to go.

Commissioner Ross clarified that the Planning Commission would further consider the application at the November 7, 2023 meeting. **Commissioner Hosey** supported. A roll call vote was taken with eight (8) voting aye and none (0) voting nay. Motion carried.

Commissioner Ross asked for other business. Ms. Miller stated the special master plan meeting will be on October 24, 2023. The 2024 meeting schedule has been determined. The only one that is not the first Tuesday of the month is January 2024 due to Board of Commissioners schedule.

Commissioner Ross asked for a vote to approve the 2024 meeting schedule next month. All in favor.

Reports: Ms. Miller stated the September Zoning Ordinance Committee Meeting was canceled due to illness. The next Zoning Ordinance Committee Meeting is scheduled for October 17, 2023 at 3:00 p.m. to discuss potential marijuana regulations, lot line

adjustment and lot combinations regulations at a minimum. She stated the Zoning Board of Appeals did not meet this evening due to lack of business.

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

The meeting adjourned at 10:22 p.m.