

**EATON COUNTY
PLANNING COMMISSION
February 6, 2024**

Call to Order: Ms. Brandy Miller 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, Ben Tirrell, Lisa Lawitzke, Ray Whitaker, Ed Kemp, Tim Cattron, Frank Holmes, and Brian Ross

Absent: Zachary Dillinger

Staff Present: Brandy Miller and Chris Garrison

Agenda Approval: A motion was made by **Commissioner Tirrell** to approve the agenda for the February 6, 2024 meeting. **Commissioner Holmes** supported.

Nominations and Elections of Board Chairperson, Vice Chairperson, and Secretary: Ms. Miller asked for nominations for Chairperson. **Commissioner Tirrell** nominated Brian Ross. **Commissioner Hosey** supported. A motion was made by **Commissioner Hosey** to close nominations. **Commissioner Lawitzke** supported. A roll call vote was taken with seven (7) voting aye and none (0) voting nay. All in favor. Motion carried.

Commissioner Ross assumed the responsibility of presiding over the meeting.

Commissioner Ross asked for nominations for Vice Chairperson. **Commissioner Cattron** nominated Ben Tirrell as Vice Chairperson. **Commissioner Kemp** supported. A motion was made by **Commissioner Cattron** to close nominations. **Commissioner Lawitzke** supported. A roll call vote was taken with seven (7) voting aye and none (0) voting nay. Motion Carried.

Commissioner Ross asked for nominations for Secretary. **Commissioner Cattron** nominated Zachary Dillinger as Secretary. **Commissioner Hansen** supported. A motion was made by **Commissioner Cattron** moved to close nominations. **Commissioner Lawitzke** supported. A roll call vote was taken with seven (7) voting aye and none (0) voting nay. All in favor. Motion carried.

A motion was made by **Commissioner Cattron** to close the 2024 Planning Commission Elections. **Commissioner Kemp** supported. All in favor. Motion carried.

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

Public Comments: Mr. Eric DeYoung, 6924 Yosemite Dr, Hudsonville, MI, stated he is with Natervelt, a Michigan based surveying, engineering and land planning company. He stated he is here on behalf of a family who lives on Cochran Rd North of I-69. Mr. DeYoung stated the property is split between Carmel Township and Eaton Township. Mr. DeYoung described the zoning of the parcel. He stated the family who owns the property feels it should be zoned Industrial, not commercial due to the agricultural surroundings and the use of an Industrial zoned property. Mr.

DeYoung went over the pros and cons of Commercial and Industrial planning to describe why Industrial zoning would be beneficial on this particular property.

Mr. Brendan Wood, developer with Next Air Energy, discussed what it is that Next Air Energy does and who they are as a company. He stated Next Air Energy builds, owns, and operate all of their own projects. Mr. Wood stated that Eaton County's Zoning Ordinance is ideal for the development that Next Air Energy has planned. He stated he feels Eaton County and Next Air Energy could develop an excellent relationship and work together to bring in renewable wind energy.

Public comment closed: 7:15 p.m.

Public Hearings of Conditional Use Permit and District Change Amendment Applications:
None

Other Business: Commissioner Ross asked for a review of the 2022 and 2023 Planning Commission Annual Reports. Ms. Miller stated that annual report is required by PA 110 of 2006 and PA 33 of 2008. Ms. Miller reviewed the provided Planning Commission Annual Reports for both 2022 and 2023. **Commissioner Lawitzke** asked for a correction on page two of both reports, the second line in the second paragraph, the word administrator changed to administration. Ms. Miller stated she would have that corrected before it is sent to the Board of Commissioners.

A motion was made by **Commissioner Tirrell** to approve the 2022 and 2023 Planning Commission Annual Reports. **Commissioner Catron** supported. All in favor. Motion carried.

Reports: Ms. Miller reviewed the Public Works and Planning Report. She stated the Planning Commission would receive a report each month.

Ms. Miller stated that public speaker, Eric DeYoung, has been wonderful to communicate with and that they attended a meeting together with the Carmel Township and Eaton Township Supervisors to discuss the potential of planning the before mentioned properties as Industrial rather than the current General Business, C-2. Ms. Miller stated there will be subsequent meetings with Carmel Township and Eaton Township. She stated the process will be the same as when the master plan meetings were held with the Townships. Ms. Miller stated the public hearing for the Master Plan has been scheduled for April 23, 2024 at 6:00 p.m. She stated it was intentionally scheduled past the 63-day review period to give Mr. DeYoung time to distribute his information to the necessary entities and stake holders for the future use of the properties he discussed.

Ms. Miller stated that Next Air Energy's speaker, Brendan Wood, met with staff to discuss the MET Tower that went up in Roxand Township in 2011. Ms. Miller stated that Mr. Wood does have staff business cards so that he can provide those to property owners who may have additional questions.

Ms. Miller stated that the Planning Commission will be hearing two District Change Amendments in March. She stated that one will be in regard to the change in department titles, and another to make corrections to PA 230 of 1972 in DCA 324 1, and corrections to DCA 324 2, which is a comprehensive amendment throughout the Zoning Ordinance. Ms. Miller stated the changes are a direct result of the Zoning Ordinance Committee discussions. Ms. Miller stated the Zoning Ordinance Committee did hear a request from a property owner to allow for duplexes to be a Use by Right in Low Density Residential Zoning. She stated that change has been made in Article 7. Ms. Miller stated a change has been made to remove landscape requirements for communication

towers. She stated the Zoning Ordinance Committee had discussed removing the five-year requirement for re-application for surface mines. Ms. Miller stated there are mechanisms already in place that will alert staff if there is any kind of violation and that will require them to come back to the Planning Commission for review. Ms. Miller stated the Zoning Ordinance Committee has decided their agenda will be a living agenda, meaning items on the agenda will remain there until it has been completed as a full DCA to be heard by the Planning Commission or if the Zoning Ordinance Committee chooses not to act on it. She stated this month they will be discussing agricultural businesses, parking, signage requirements, and potentially the number of outdoor parking allowed a light automotive and small engine repair business.

Ms. Miller stated the Board of Appeals did not meet this evening. She stated the Board of Appeals will be meeting next month to hear an interpretation application regarding marijuana facilities and where they may fit within existing land uses within the Zoning Ordinance.

Public Comments: None

Upcoming Cases: Ms. Miller stated there will be a Conditional Use Permit for the Narrow Lake party store and two District Change Amendment applications from the Zoning Ordinance Committee.

Commissioner Ross stated that he would like to leave Committee appointments as they currently are.

The meeting adjourned at 7:27 p.m.