

EATON COUNTY PLANNING COMMISSION

NOTICE OF MEETING:

DATE: April 2, 2024

TIME: 7:00 p.m.

PLACE: Eaton County Courthouse, Board of Commissioner's Room,
1045 Independence Blvd., Charlotte, MI 48813

AGENDA:

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Notice Requirement
5. Approval of Agenda ***April 2, 2024***
6. Approval of Minutes ***March 5, 2024***
7. Public Comments
8. Public Hearings of Conditional Use Permit and District Change Amendment Applications:
CU-4-24-2: Request by Eaton Rapids Township for a Conditional Use Permit to allow for continued operations of the Eaton Rapids Township Hall with a proposed addition per Section 14.10 of the Zoning Ordinance at 2512 S. Canal Road, Section 27, Eaton Rapids Township.

CU-8-96-9: Request by Centennial Acres, Inc. for a Change of Conditions to an existing Conditional Use Permit which allows for the operation of a golf course and country club per Section 14.11 of the Zoning Ordinance at 12485 & 12388 Dow Road, Section 7 of Roxand Township, Section 12 of Sunfield Township. The requested change is to allow for a land division and lot line adjustment of the properties.
9. Farmland Preservation (PA 116) Applications: None
10. Other Business: Master Plan Update
11. Reports:
 - a. Department of Construction Codes & Planning and Zoning
 - b. Zoning Ordinance Committee
 - c. Board of Appeals
12. Public Comments
13. Upcoming Case(s): There is one (1) Conditional Use Permit Application and one (1) District Change Amendment Application to be heard at the May 7, 2024 meeting
14. Adjournment

The meeting will be available via YouTube for viewing and listening purposes only, by using the following link: <https://www.youtube.com/@EatonCounty1837-mi/live>

**EATON COUNTY
PLANNING COMMISSION
March 5, 2024**

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, Ben Tirrell, Lisa Lawitzke, Ray Whitaker, Ed Kemp, Tim Cattron, Frank Holmes, Zachary Dillinger, and Brian Ross

Staff Present: Brandy Miller, Tammy Alger, and Chris Garrison.

Agenda Approval: A motion was made by **Commissioner Tirrell** to approve the agenda for the December 5, 2023 meeting. **Commissioner Dillenger** supported. Motion carried.

Minutes Approval: A motion was made by **Commissioner Lawitzke** to approve the November 7, 2023 minutes as printed. **Commissioner Tirrell** supported. Motion carried.

Public Comments: Mr. Michael McHaney, 8520 Narrow Lake Rd, stated the traffic at the corner of Coats Road and Narrow Lake Road drives too fast, especially around the corner. He stated he has contacted both the Eaton County Sheriff's Office and the State of Michigan Police and neither branch will post patrols in the area. Mr. McHaney stated the proposed Narrow Lake bar will create more unsafe driving.

Public comment closed: 7:06 p.m.

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

CU-3-24-1: Request by Terry Smyth for a Conditional Use Permit to allow for construction of a new two-story building for the operation of a convenience store, gas station, and bar/restaurant per the following sections of the Zoning Ordinance: 5.5.7 G General Retail Sale, 5.3.18 R Restaurants and 14.19 Motor Fuel Service Station at 8587 Narrow Lake Rd, Section 28, Brookfield Township.

Staff Report: Ms. Miller read the staff report, the Drain Commissioner comment, the BEDHD comments, the Charlotte Fire Department comment, and the Brookfield Township comment into record. Ms. Miller read one written response from the public into record.

Commissioner Cattron stated for clarification that there is a CUP application due only to the proposed sale of gas. Ms. Miller stated that is correct.

Applicant Statement: Patrick Henderson, speaking on behalf of Terry Smyth, stated noise and traffic concerns have been taken into consideration but are not within their control to correct. Mr. Henderson stated they are actively working with the Barry Eaton District Health Department regarding the storm water design and sewer design. Mr. Henderson stated construction will begin this year if approved.

Commissioner Holmes asked if the floor plan is set. Mr. Henderson stated the floor plan is currently fluid, but the square footage will remain the same. **Commissioner Hansen** asked if there is handicap access to the second floor. Mr. Henderson stated there will be an elevator.

Commissioner Cattron asked what height the fence is. Mr. Henderson stated the fence will be a solid vinyl six foot tall. Ms. Miller stated the fence height is six foot four inches. **Commissioner Cattron** asked if the fence would be a sufficient barrier. Mr. Henderson stated it would be as there is only woods on the other side. **Commissioner Cattron** asked where the proposed application stands with the Barry Eaton District Health Department. Mr. Henderson stated the Barry Eaton District Health Department wants the well to be isolated so that it is safe from the public. Mr. Henderson stated they can move the retention pond if necessary, but the architect is waiting for more information from the Environmental Engineers regarding standing water. He stated the plan is to run it off into Narrow Lake.

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

Speakers in favor: None

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

Speakers opposed: Mr. Michael McHaney, 8520 Narrow Lake Rd, stated that his sister who has neighboring property would like a fence to stop intoxicated patrons from trespassing. Mr. McHaney stated morning is the most hazardous traffic time. He stated 6 out of 10 cars in one morning were speeding around the corner and in the wrong lane. Mr. McHaney stated he is just concerned with the safety of the residents and the patrons.

Mr. Curtis McHenry, 3002 Luella Lane, stated he is also concerned with the potential increase of traffic and traffic speeding, and an increase of undesirable activity such as gambling and drug use as happened when the prior Narrow Lake Ballroom was in operation. He stated the additional traffic could impede necessary routes for emergency services. Mr. McHenry asked that signage for no standing, stopping, or parking on the road be added, as well as a private road sign for Luella Lane. **Commissioner Tirrell** asked if Luella Lane is an actual private road. Mr. McHenry stated the residential side of the road is private. **Commissioner Holmes** asked who maintains Luella Ln. Mr. McHenry said the private individuals maintain the road. Mr. McHenry requested that snow remains on the property or be removed all together.

Public hearing closed: 7:43 p.m.

Commissioner Tirrell asked staff if Luella Lane is a private road. Ms. Miller stated that it is a private road and the easement is thirty-five feet wide.

Commissioner Dillinger asked if the Eaton County Road Commission had commented on the application. Ms. Miller stated they did not, which indicates they have no concerns with the application.

Commissioner Tirrell asked if the omission of the fence around the parking is consistent with what the Planning Commission would normally approve. Ms. Miller stated it is consistent, but the Planning Commission could request a ten-foot fence. Ms. Miller stated the Board of Appeals did approve the fencing location and height as presented on the site plan. She stated the Board of Appeals did not require the fence to go along Luella Lane.

Commissioner Cattron stated he is concerned about the site plan and the Barry Eaton District Health Department Comments which state the retention basin cannot go where indicated on the site plan. He stated the site plan will have to be revised and the Planning Commission might want to table their decision until the new site plan is received.

Commissioner Hansen asked if there will be 38 spaces for parking. Ms. Miller stated that is correct, and the 38 spaces do include handicap spaces. **Commissioner Hansen** asked if the 38 spaces is an increase to what is existing. Ms. Miller stated that it is. **Commissioner Hansen** stated he is concerned about the water runoff. Ms. Miller stated the Barry Eaton District Health Department would have to approve the water run off and retention basin prior to any building permits being issued from the Construction Codes & Planning and Zoning Department.

Ms. Miller stated that the signs that were requested are similar to those requested signs for the Country Mill, and the Planning Commission did require the Country Mill to install signs. Ms. Miller stated requiring signage from the applicant may alleviate some of the public concern.

Commissioner Ross stated that he is not concerned with the site plan as the Barry Eaton District Health Department will need to approve all of it first. He stated he is ok with tabling the discussion, but would prefer a decisive vote.

Commissioner Cattron stated the proposed site plan needs to include a north arrow. **Commissioner Cattron** asked if the fence cannot be extended as it was approved by the Board of Appeals. Ms. Miller stated that is correct. Ms. Miller stated the Planning Commission could require a curb on the parking area that is asphalted. She stated it may deter people from using Luella Ln as access to the parking lot. Ms. Miller stated there is enough room on the southeast portion of the parking area for a maneuvering lane.

Commissioner Tirrell asked if the Planning Commission does not have authority to ask for more fencing as the Board of Appeals has approved what was presented. Ms. Miller stated that is correct. Ms. Miller stated that along with the curb, the Planning Commission may also request the signs. She stated the private road sign would be the responsibility of the private road association, not the Narrow Lake Store.

Commissioner Ross asked if an individual could put signs on a private road. Ms. Miller stated if residents wanted to put up signs, they would have to put them up in their own yards, not the right of way. She stated the Eaton County Road Commission would need to grant permission for any signs in the right of way.

Commissioner Holmes stated the signs are on Narrow Lake Road now. He asked if additional signs could be included on Luella Ln.

Commissioner Hansen stated his concern is the Barry Eaton District Health Department approvals regarding the water basin and the run off from the pavement. He asked if there would be a storm drain and requested more information regarding those items.

Commissioner Ross asked if the Planning Commission would be ok approving the application with additional requirements?

Commissioner Whitaker asked if the private road sign would be the Private Road Associations responsibility. Ms. Miller stated if the sign is on business property then the business may place the signs, otherwise the private road signs must be placed by the Private Road Association.

Commissioner Hansen asked if there is a stop sign coming off of Luella Ln. **Commissioner Whitaker** asked if a stop sign could be enforced. Ms. Miller stated a stop sign would be the responsibility of the Private Road Association.

Commissioner Tirrell asked what the practical difficulty was for the Board of Appeals. **Commissioner Cattron** stated it was just location of the building and the shape of the property and the space available.

Commissioner Cattron moved to approve CU-3-24-1, a request by Terry Smyth for a Conditional Use Permit to allow for construction of a new two-story building for the operation of a convenience store, gas station, and bar/restaurant per the following sections of the Zoning Ordinance: 5.5.7 G General Retail Sale, 5.3.18 R Restaurants and 14.19 Motor Fuel Service Station at 8587 Narrow Lake Rd, Section 28, Brookfield Township, with the following conditions:

1. A new site plan in compliance with the Barry Eaton District Health Department and Eaton County Drain Commissioners office shall be submitted to the Eaton County Construction Codes & Planning and Zoning Department for review and approval.
2. Curb is required to be installed on the southwest property line adjacent to Luella Lane. Type of curb shall be approved by the Eaton County Drain Commissioners Office.
3. Signs indicating "no parking, standing, or loading" shall be installed on the southwest property lines adjacent to Luella Lane.
4. 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.
5. The conditional Use Permit is granted to Terry Smyth for the above-described use only. It is not transferable per the Zoning Ordinance.

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

DCA-3-24-1: Request by Eaton County Planning Commission to amend the Eaton County Land Development Code (Zoning Ordinance). Amendments are proposed to the entire document to update/correct the department name and Development Official and public act corrections.

Staff Report: Ms. Miller read the staff report and the Conservation District comment into record.

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: 8:07 p.m.

Commissioner Tirrell moved to approve DCA-3-24-1 a request by Eaton County Planning Commission to amend the Eaton County Land Development Code (Zoning Ordinance). Amendments are proposed to the entire document to update/correct the department name and Development Official and public act corrections. They find that the request meets Zoning Ordinance Section 13.6.1 as follows:

- A. Identifiable conditions related to the application have changed to justify the proposed amendment.
- B. Error was made in the original Ordinance which justified the proposed amendment; when the dual zoning classifications were removed, the property should have been rezoned to Limited Agricultural.
- C. There are no possible effects which may result from the approval of the petition; the approval is logical.
- D. There is no impact from the approval of this amendment; the property is primarily wetland which will be protected more by approving Limited Agricultural zoning.
- E. There is no adverse effect.
- F. Complies with the Eaton County Master.
- G. The property cannot be put to a reasonable economic use zoned as Industrial and with the predominate wetlands on the property.

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

DCA-3-24-2: Request by Eaton County Planning Commission to amend the Eaton County Land Development Code (Zoning Ordinance). Amendments are proposed to the following: Article 5 Definitions (amend Sections 5.3.16 P), Article 7 Land Development Districts (amend Sections 7.4A.2, 7.4A.3 and 7.4A.4), Article 12 Non-Conformities (amend Sections 12.2.2 A and 12.2.5) and article 14 Specific Provisions and Requirements (amend Section 14.25 Surface Mine and 14.27 Communication Towers and Antennas).

Staff Report: Ms. Miller read the staff report and the Conservation District comment into record. Ms.

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

Speakers in favor: None

Speakers opposed: Mr. Don Chase, Bellevue Township Supervisor, stated his township would not want to see duplex allowed in Low Density Residential areas due to parking and congestion. Mr. Chase stated he would like to see additional language included to protect both entities.

Public hearing closed: 8:15 p.m.

Commissioner Tirrell stated the DCA is restricting duplexes to Low Density Residential areas. **Commissioner Ross** stated there are not many areas in the county zoned Low Density Residential. Ms. Miller said that is correct.

Commissioner Tirrell moved to approve DCA-3-24-2 a request by Eaton County Planning Commission to amend the Eaton County Land Development Code (Zoning Ordinance). Amendments are proposed to the following: Article 5 Definitions (amend Sections 5.3.16 P), Article 7 Land Development Districts (amend Sections 7.4A.2, 7.4A.3 and 7.4A.4), Article 12 Non-Conformities (amend Sections 12.2.2 A and 12.2.5) and article 14 Specific Provisions and Requirements (amend Section 14.25 Surface Mine and 14.27 Communication Towers and Antennas). They find that the request meets Zoning Ordinance Section 13.6.1 as follows:

- A. Identifiable conditions related to the application have changed to justify the proposed amendment.
- B. Error was made in the original Ordinance which justified the proposed amendment; when the dual zoning classifications were removed, the property should have been rezoned to Limited Agricultural.
- C. There are no possible effects which may result from the approval of the petition; the approval is logical.
- D. There is no impact from the approval of this amendment; the property is primarily wetland which will be protected more by approving Limited Agricultural zoning.
- E. There is no adverse effect.
- F. Complies with the Eaton County Master.
- G. The property cannot be put to a reasonable economic use zoned as Industrial and with the predominate wetlands on the property.

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

Farmland Preservation (PA 116) Applications: None

Other Business: Ms. Miller stated she and Mr. Garrison will be attending the Eaton Township meeting on March 7, 2024 and the Carmel Township meeting on March 21, 2024. Ms. Miller stated there is a public hearing of the Master Plan on April 23, 2024 at 6:00 p.m.

Reports: Ms. Miller stated there is no Public Works and Planning Packet as it was waiting decisions from today's meeting. Ms. Miller stated this is a Zoning Ordinance Committee meeting on March 19, 2024 at 4:00 p.m. Ms. Miller stated the Zoning Ordinance Committee agenda now has a living agenda and will be fluid. Ms. Miller stated the Board of Appeals did meet this evening to hear interpretations of Marijuana Facilities, which was approved.

Public Comment: Mr. Drew Marks stated a CUP was granted to a resident to have three trailers on the property and that he is confused on how the CUP was approved. Mr. Marks stated he believes the CUP should have been granted a variance instead. He stated he does not believe a CUP was the appropriate course of action.

Public hearing closed: 8:26 p.m.

Upcoming cases: Ms. Miller stated there is one upcoming case to hear a Conditional Use Permit by Eaton Rapids Township regarding a legal non-conforming township hall on April 2, 2024.

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

The meeting adjourned at 8:27 p.m.

STAFF REPORT

CU-4-24-2

TO: EATON COUNTY PLANNING COMMISSION
EATON RAPIDS TOWNSHIP – APPLICANT

FROM: EATON COUNTY DEPT. OF CONSTRUCTION CODES & PLANNING AND ZONING

RE: **CU-4-24-2:** Request by Eaton Rapids Township for a Conditional Use Permit to allow for continued operations of the Eaton Rapids Township Hall with a proposed addition per Section 14.10 of the Zoning Ordinance at 2512 S. Canal Road, Section 27, Eaton Rapids Township

HEARING DATE: April 2, 2024, 7:00 p.m.

SUBJECT PARCEL: 2512 S. Canal Road, Eaton Rapids, Michigan 48827

PARCEL CODES: 120-027-300-001-01

SITE DATA: **ON-SITE**

Size: 1 Acre

Zoning: Low Density Residential (R-1)

Land Use: Eaton Rapids Township Hall

Site Use History: Eaton Rapids Township Hall

Soil Class: Essential

Road Class: S. Canal Road is a major road.

SURROUNDING

Limited Agriculture (LA),
Low Density Residential &
City of Eaton Rapids

Residential/Agricultural/Industrial

Residential/Agricultural/Industrial

Essential & Non-essential

APPLICANT'S STATEMENT: PLEASE SEE ATTACHED APPLICATION AND STATEMENT.

Eaton Rapids Township is requesting a Conditional Use Permit for their legal non-conforming Government Facility. They state, "The Eaton Rapids Township Hall has operated from this property since at least 1958. It is currently operated as legal non-conformity. We are applying for a Conditional Use Permit due to the fact that we would like to construct an addition onto the building. The operation of the township hall will not change. The proposed addition is to allow for more space for elections, storage and add restrooms for the public to use during elections." The hours of operation are Monday through Friday, 8:30 a.m. to 4:00 p.m. There are five (5) employees on site during the hours of operation. A 33' x 34' addition which includes a 10' x 13' deck is planned. The existing approximate 30' x 60' building constructed in 1842 is currently used as the Eaton Rapids Township Hall. The Spicer Creek Drain is located within 500' of the property. The existing well, septic and drain field will continue to be used. The trash from the property is removed by Granger. There are two (2) existing driveways, they are not paved and do not have curb and gutter. Traffic to the site is five (5) to twenty (20) vehicles per day. Parking is provided for eighteen (18) vehicles; the parking area is lit, but not paved. Supplies are brought to the site by light delivery trucks (Fed-Ex and UPS). Previous applications applied for include a Board of Appeals Variance (BA-8-21-5), which was approved for the setback of a shed. The applicants state this request should be approved because, "We need the space to properly and safely serve the residents of Eaton Rapids Township during the meetings, tax season and elections. We have already gained the approval of the Barry-Eaton District Health Department for our proposed addition."

Site Plan Review

Approved	Denied	Approved	Denied
☐ Drain Commissioner ©	☐	☐ Central Dispatch	☐
☐ Road Commission ©	☐	☐ Zach Dillinger	☐
☐ Building Official	☐	☐ Tim Cattron	☐
☐ Eat. Rap. Twp Fire	☐	☐ Vicinity Mbr. B. Ross	☐
☐ BEDHD	☐	☐ Eaton Rapids Twp. ©	☐
☒ Eaton Conservation Dist.	☐		

MAILING: Five (5) surrounding property owners were notified by first class mail, no written responses were received.

SITE REVIEW COMMITTEE COMMENTS:

Eaton County Drain Commissioner: "A Soil Erosion Permit from the Eaton County Drain Commissioner's Office may be required."

Eaton County Road Commission: "I've reviewed the above mentioned CUP application and find no impact to Eaton County roads. If work will occur within the public road right-of-way, a permit will be required from the Eaton County Road Commission."

Eaton Rapids Township: "At the March 14, 2024 regular township board meeting the board reviewed application CU-4-24-2 Eaton Rapids Township and has approved the application."

SPECIFIC REGULATIONS: EATON COUNTY LAND DEVELOPMENT CODE

SECTION 14.10 EDUCATIONAL INSTITUTIONAL AND GOVERNMENT FACILITY

14.10.1 Definitions:

- A. Educational Institution: A public or private accredited kindergarten through twelfth grade school, college, trade, or business school, nursery school, pre-school, or day care facility, and/or related administrative offices, excluding maintenance garage.
- B. Government Facility: A facility under the operational control of a governmental unit, specifically a Township, City, Village, County, State, the United States Government, or some combination of governmental units, including, but not limited to, offices, libraries, museums, town halls, post offices, courts, and civic centers; excluding, vehicle and equipment maintenance and correctional institutions.

14.10.2 Regulations and Conditions:

- A. No building for public use shall be closer than fifty (50) feet to any property or street right-of-way line. Accessory buildings for storage must meet the requirements of Section 6.2.10 B. Family and Group day care homes are exempt from this requirement, but must meet the required setbacks for the zoning district in which they are located.
- B. Group day care homes must meet the requirements in section MCL 125.3206 of PA 110 of 2006, as amended.
- C. No more than twenty-five (25%) percent of the gross site area shall be covered by buildings.
- D. All signs shall comply with *Article 11* of this Ordinance.
- E. All off-street parking shall comply with *Article 10* of this Ordinance.

GENERAL REQUIREMENTS FOR APPROVAL (Applicant must satisfy items A-E):

- 9.3.6** Basis of Planning Commission Decisions: The Planning Commission's decision will be based on compliance with the specific requirements contained elsewhere in this Ordinance, and the general standards listed below: Items A-E
- A. Compliance with the applicable Land Use Policies in the Eaton County Master Plan:

Staff: This area is designated as **Rural Residential (Low Density Residential)** in the Eaton County Master Plan; therefore, the policies applicable are as follows:

The areas designated for Rural Residential (Low Density Residential) are generally found where development already exists and/or adjacent to or near the County's lakes. Some of these areas have been platted and contain small lots. These areas will not likely be served by public water or wastewater, which indicates a need to maintain low densities with the efficient development of single-family housing. Performance standards for this classification should include modest parcel sizes and clustered developments to minimize the fragmentation of farmlands. This land use classification coincides with the R-1 Residential zoning district.

- B. Essential public facilities are adequately provided to the project, including, but not limited to, highways, streets, police and fire protection, emergency medical care, schools, storm water drainage, public transportation, and public recreation, or the owner/developer shall provide adequately any such service(s). Additional requirements at public cost for such facilities and services will not be detrimental to the economic welfare of the community.
 - ☐ 1. Existing roads
 - ☐ 4. Fire protection
 - ☐ 7. Public transportation

- ☐ 2. Schools
- ☐ 3. Storm water drainage
- ☐ 5. Police
- ☐ 6. Emergency medical care
- ☐ 8. Public recreation

- C. Location and design of driveways providing vehicular ingress and egress, and automobile parking areas for the project are designed to avoid common traffic problems and promote the safety and convenience of vehicular and pedestrian traffic. The level of traffic generated by the project will not significantly or adversely impact the adjacent road system.
- D. On-site sanitation facilities, if any, including sewage disposal, potable water supply, storm water, and solid waste disposal, are properly designed and capable of handling the project's long term needs
 - ☐ sewage disposal
 - ☐ storm water
 - ☐ potable water supply
 - ☐ solid waste disposal
- E. The project is harmonious and compatible with the existing land use, natural features, and planned character of the adjacent property and general vicinity, and the project will not result in conditions that are detrimental to surrounding persons or property.
 - ☐ prime agricultural soil
 - ☐ water recharge areas
 - ☐ major forests
 - ☐ wetlands
 - ☐ wildlife
 - ☐ major sand, gravel, or mineral deposits
 - ☐ lakes, rivers, or streams

9.3.7 Statements of Conclusion: The Planning Commission shall specify in writing the conclusions and findings on each request in terms of the general standards listed above in Section 9.3.6 of this Ordinance.

9.3.8 Required approval by Planning Commission: The Planning Commission shall approve a request for Conditional Use Permit for any applicant which fully meets the general standards and specific standards contained in this Ordinance.

9.3.9 Conditions of Approval: The Planning Commission may require reasonable conditions in conjunction with the approval of a Conditional Use Permit. Such conditions shall include conditions necessary to ensure that public services and facilities affected will be capable of accommodating increased service and facility loads caused by the proposed land use or activity, to protect the natural environment and conserve natural resources and energy, to ensure compatibility with adjacent uses of land, and to promote the use of land in socially and economically desirable manner. The conditions imposed shall be recorded in the minutes of the Planning Commission and on the Conditional Use Permit. These conditions shall remain unchanged unless a written request is submitted to the Planning Commission for change of conditions.

A request for change of conditions shall be scheduled for a public hearing before the Planning Commission. Prior to the hearing the request shall be reviewed under the appropriate Site Plan Review process. The recommendations from the Site Plan Review process shall be reported during the hearing. A public notice shall be mailed to all property owners within 300 feet of the Conditional Use Permit site. Approval of the change of conditions shall be granted only upon an affirmative vote of the majority of the Planning Commission. All changes shall be recorded in the minutes of the meeting and on the Conditional Use Permit.

COMMUNITY DEVELOPMENT STAFF COMMENTS:

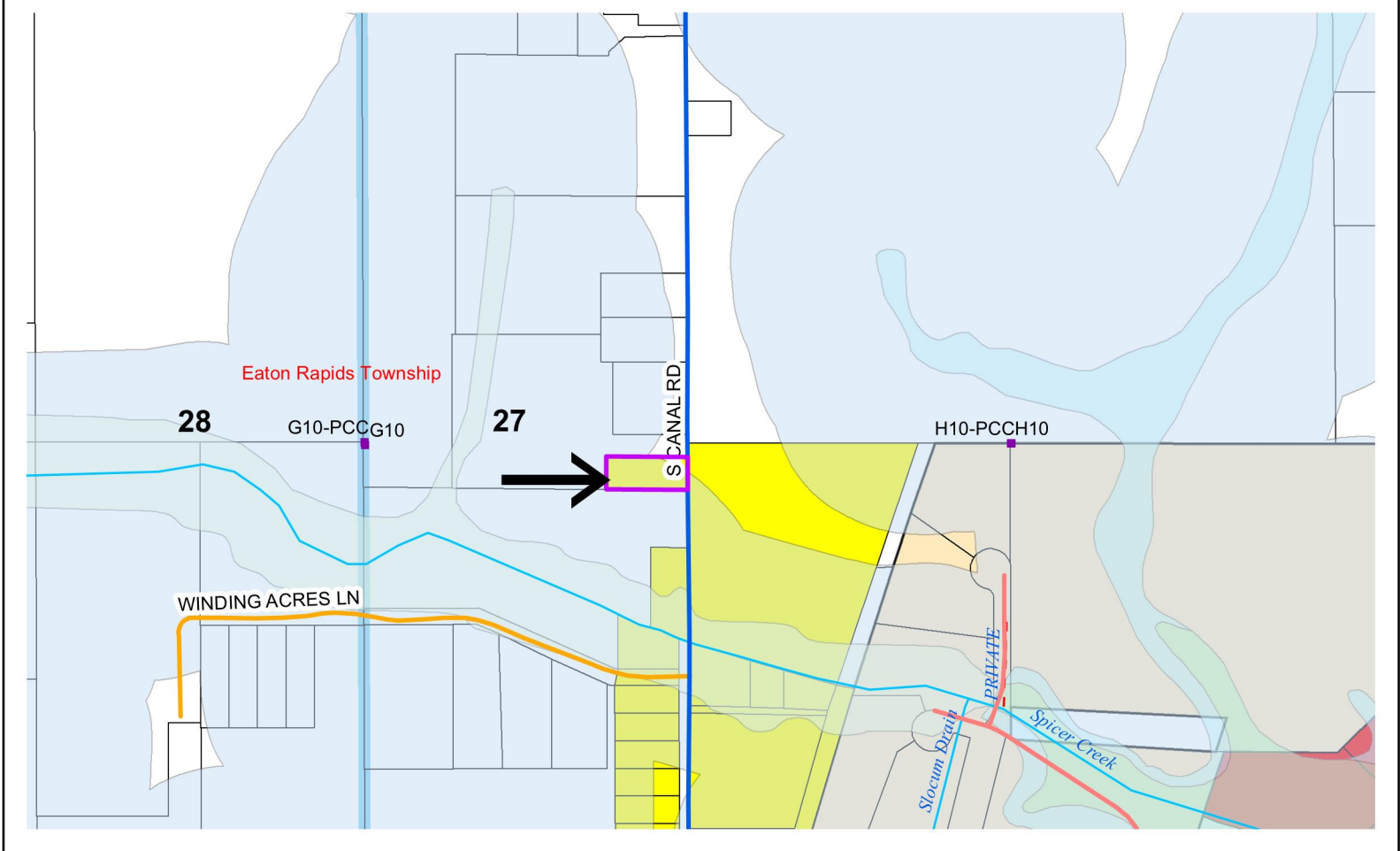
Per the Zoning Ordinance, a Government Facility may operate with a Conditional Use Permit in a Low Density Residential Zoning District. As stated in the application and per department records, the Eaton Rapids Township Hall is a legal non-conformity as it has operated from this site since at least 1958. Eaton Rapids Township was given the option to apply for a Conditional Use Permit or obtain approval from the Zoning Board of Appeals for the expansion of a legal non-conforming use. They chose to apply for the Conditional Use Permit.

The location of the building is also a legal non-conformity as it does not meet the required setbacks. The proposed addition does not go further into the non-conforming setbacks; therefore, per Zoning Ordinance Section 12.2.4 Expansion of Non-conforming Structures the applicants are not required to apply for a variance.

Per the Zoning Ordinance, parking requirements for a government facility are one (1) space for each 400 square feet of floor area OR one (1) space for each four (4) persons permitted to occupy the building by law, whichever is greater. The existing building and addition will be approximately 2,922 sq. ft., this would require seven (7) parking spaces. The occupancy of the building will not be known until after the proposed addition is constructed. The application and site plan indicate eighteen (18) parking spaces are provided.

Sign requirements per the ordinance are one (1) ground sign no larger than thirty-two (32) square feet, with a maximum height of eight (8) feet or a wall sign. A sign is not shown on the site plan because one is not proposed. There is an existing wall sign identifying the building as the Eaton Rapids Township Hall.

The Planning Commission may use Zoning Ordinance Sections 9.3.6 and 14.10 included in this staff report to determine if this business meets ordinance requirements and what, if any, conditions may be required. Staff has reviewed the site plan per Zoning Ordinance Section 8.4.3 and has determined it is complete for this application.



Legend

Parcels

<all other values>

Zoning Code

- LA
- R1
- R2
- C1
- C2
- I
- RC
- SESC 500ft Buffer of Lakes>1acre, streams, and NWI Wetlands

All Streams & Drains FEMA Floodplain Zones

<all other values>

Type

- ARTIFICIAL PATH
- OPEN
- PVT TILE
- RIVER
- Storm Sewer
- TILE

Flood Zone

- 0.2 PCT ANNUAL CHANCE FLOOD HAZARD
- A
- AE
- AO
- AREA NOT INCLUDED



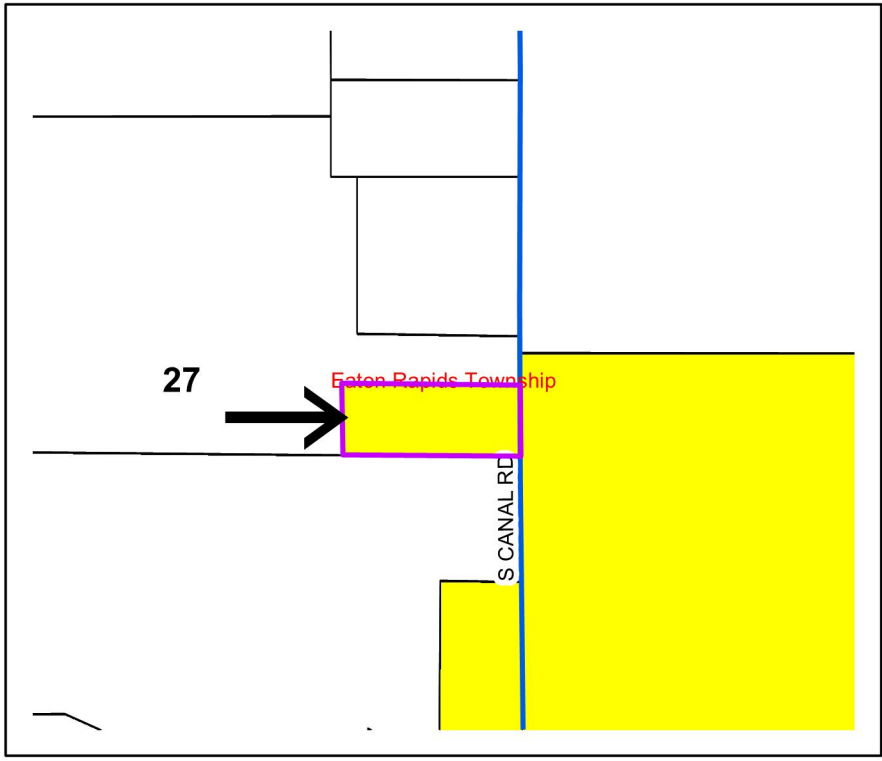
Eaton County Department of Construction
Codes & Planning and Zoning

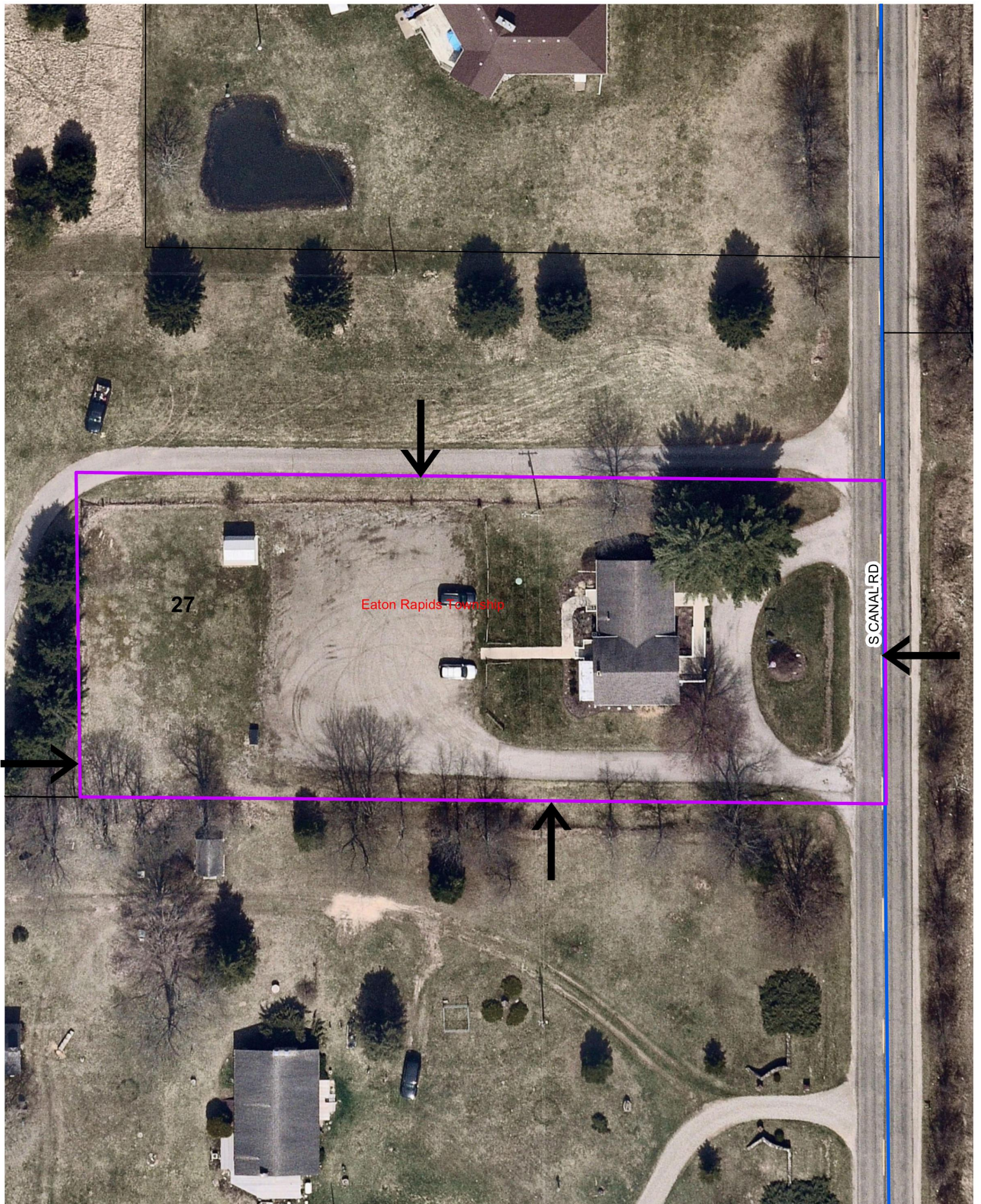
Permit: CU-4-24-2

Township: Eaton Rapids

Parcel Number: 120-027-300-001-01

Parcel Zoning: Low Density Residential (R-1)





CU-4-24-2, Eaton Rapids Township
Parcel Number: 120-027-300-001-01

CONDITIONAL USE PERMIT APPLICATION
EATON COUNTY COMMUNITY DEVELOPMENT DEPARTMENT
1045 INDEPENDENCE BLVD., CHARLOTTE, MI 48813
517-543-3689 FAX 517-543-9924

Applicant Name(s): Eaton Rapids Township

Circle one Property Owner ☐ Representative ☒
(must have proof of ownership/owner permission)

Mailing Address:

Street 2513 S Canal Rd

City Eaton Rapids State Mi zip 48827

Phone(s): 517-663-7407

Property Address: (if different than above)

Street _____

Property Code: 120 027 300 064 01

Township: Eaton Rapids Twp.

Office Use Staff will complete

Case No.: C4-4-24-2

Fee \$400 check ☒ cash ☐

Date received: _____

Eaton County Planning Commission

Hearing Date: April 2, 2024

Decision: Approved Denied

Decision date: _____

Site Plan Review Committee

Committee meeting date: _____

Decision: Approved Denied

SITE DEVELOPMENT PLANS

1. Where in the Ordinance is the proposed land use specified?

Section 14.10

2. Please describe the business proposed for this site. (attach additional sheet if needed)

See Attached

3. EMPLOYEES

What Days will the business be in operation? M-F what hours each day? 8:30 AM - 4:00 PM

How many employees will be on the site? 5

During what hours will they be on site? Hours of operation

4. BUILDINGS

The proposed conditional use permitted must comply with all applicable fire safety and emergency vehicle access requirements as well as other requirements of the State Construction Code, local Fire Code and the Eaton County Construction Code Department.

Will you construct or install any new building(s) or additions to existing structures?

What are their dimensions (Width, Length, Height) 3.3X 34, includes 10x13' deck

Construction Type Post Frame

Proposed Completion Date: 2024

Will any existing building(s) be used for the business?

Please provide the dimensions (Width, Length, Height)

Year Built 1842 Construction Type Unknown

30' x 60'

Describe the areas in the building and how they will be used.

Eaton Rapids Township Hall

PROPERTY INFORMATION

5. Current zoning of the property (Circle one) Information available from Community Development Dept.:

Limited Agriculture (LA)

Residential (R1, R2, R3)

Commercial (C1, C2)

Industrial

Resource Conservation

6. Is the property enrolled in Public Act 116- the Farmland Preservation Act? Yes ☒ No

7. Please list all persons and/or firms with legal or equitable interest in this parcel

Eaton Rapids Township

8. Is the property located within 500 ft. of a stream, drain, lake, pond, or seasonally flooded wetland? Yes ☒ No (if yes, explain)

Spicer Creek Drain

9. Does the property lie within a designated 100 year flood plain? (If yes, the applicant should contact the MI Dept. of Environmental Quality for state permit requirements.) Yes ☒ No

10. Do you plan to construct or upgrade access drive(s) to the site that will cross a flood plain, seasonally flooded wetland, county drain, or stream? Yes ☒ No (if yes, explain)

11. Current Use(s) of the applicant property (Please indicate if used as residence, agricultural, commercial, etc.):

Eaton Rapids Township Hall

12. Current Use(s) of other area properties: (Indicate if residential, agricultural, commercial, etc.)

Residential & Ag

13. PLEASE ATTACH A LEGAL DESCRIPTION OF THE PROPERTY

A legal description of the parcel is the deed, land contract, or tax information for a property. It must include any deed restrictions, easements, etc.

14. PLEASE ATTACH A SITE PLAN! (Please label with applicant name and page number)

A site plan is a scale drawing that shows the boundaries of the property, any structures, buildings on the property, public or private roads, driveways, easements, or other property features, and any natural features including bodies of water, wetlands, etc. The site plan must include the following:

- a) Property dimensions (measurements of all property boundaries, including road frontage).
- b) Any easements or public right of way, including utility easements or ingress/egress.

- c) Location(s) of existing and proposed driveways.
- d) All existing and proposed buildings, accessory structures, and outdoor storage area(s) (for vehicles, equipment, or materials) with measurements between them and to property boundaries.
- e) Bodies of water, creeks, lakes, ponds, county drains, marshes, and seasonally flooded wetlands, etc. (Show distances from building sites, parking, and storage areas).
- f) Proposed grades and site drainage pattern(s) (Include drainage patterns around the entire perimeter of the property).
- g) Location of water supply and location and design of waste water systems.
- h) All existing and proposed signs.

15. PUBLIC HEALTH AND SAFETY

Proposed businesses must comply with all applicable requirements of the Barry-Eaton District Health Department and the State of Michigan

Describe the water and septic source(s) employees and/or clients will use.

existing well & drain field

Describe how the proposed business will comply with requirements for the use of public water, sanitary sewage, and solid waste removal.

Granger

What equipment, vehicles, materials, etc. will be stored at the site? Please describe.

None

16. TRANSPORTATION

The proposed land use must fully conform to the driveway and traffic safety standards of the Michigan Department of Transportation and the Eaton County Road Commission.

Entrance/Exits to the Site:

Number of current entrances (driveways) from a public street 2

Will any additional entrances or exits to the site be created/used? Yes ☒ No

Are driveways paved? Yes ☒ No

Do driveways have curb and gutter? Yes ☒ No

What is the anticipated traffic in and out of the site? Please estimate the number and types of vehicles. 5-20 a day depending on season

Proposed parking on site for 18 vehicles will be provided.

Is parking area lighted? ☒ Yes ☒ No
Is parking area paved? ☒ Yes ☒ No

How are supplies delivered/brought to the site?

Semi Trucks

Light Delivery Trucks

Other (explain) _____

UPS / FedEx

17. PLANNING COMMISSION DECISIONS

The Planning Commission's decision will be based upon compliance with the specific requirements of the Eaton County Land Development Code (Zoning Ordinance), and the general standards listed below:

The project complies with the applicable land use policies in the Eaton County Comprehensive Development Plan, and promotes the intent and purpose of the Eaton County Land Development Code, and other County ordinances, standards, and requirements.

Essential public facilities are adequately provided to the project, including, streets, police and fire protection, emergency care, schools, storm water drainage, public transportation, and public recreation, or the owner/developer shall provide adequately any such service(s). Additional requirements at public cost for such facilities and services will not be detrimental to the economic welfare of the community.

Location and design of driveways providing vehicular ingress/ egress, and parking areas are designed to avoid common traffic problems and promote the safety and convenience of vehicular and pedestrian traffic. The traffic generated by the project will not significantly or adversely impact the adjacent road system.

On-site sanitation facilities, including sewage disposal, potable water supply, storm water, and solid waste disposal, are properly designed and capable of handling the project's long term needs.

The project is harmonious and compatible with the existing land use, natural features, and planned character of the adjacent property and general vicinity, and the project will not result in conditions that are detrimental to surrounding persons or property.

Have you requested or received a variance or other Conditional Use Permit for this property?

☒ Yes

☐ No

(If yes, please explain) Variance - BH-8-21-D

approved for location of Shed

Were you notified of a violation of the Eaton County Building Code or Zoning Ordinance?

☐ Yes

☒ No

(If yes, please explain) _____

Explain why this request should be granted. Describe how it will affect the surrounding area. Respond to the Planning Commission's standards listed above. (Attach additional sheet if needed.)

See Attached

AFFIDAVIT

I acknowledge that if a permit is granted that the decision does not relieve me from compliance with all other federal, state and local laws and requirements. I affirm that I am involved in this application and that the answers and statements herein contained and the information provided is true, accurate and correct. I understand that if it is not, this application and any approvals are void. I hereby give county officials permission to inspect the property to verify information and to verify compliance with rules and conditions. I also agree that I am able, financially, legally and physically, and I will commence this use, as approved, within six months.

[Signature]
Applicant(s) Signature(s)

2/23/2024
Date

Applicant(s) Signature(s)

Date

2. The Eaton Rapids Township Hall has operated from this property since at least 1958. It is currently operated as a legal non-conformity. We are applying for a Conditional Use Permit due to the fact that we would like to construct an addition onto the building. The operation of the township hall will not change. The proposed addition is to allow for more space for elections, storage and add restrooms for the public to use during elections.

17. We believe this request should be granted because we need the space to properly and safely serve the residents of Eaton Rapids Township during meetings, tax season and elections. We have already gained the approval of the Barry-Eaton District Health Department for our proposed addition.

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

02/21/2024 1:53 PM

Parcel:	120-027-300-001-01	Current Class:	201.COMMERCIAL-IMPROVED
Owner's Name:	EATON RAPIDS TOWNSHIP	Previous Class:	201.COMMERCIAL-IMPROVED
Property Address:	2512 S CANAL RD	Taxable Status	EXEMPT (211.7M)
	EATON RAPIDS, MI 48827	Prev. Taxable Stat	EXEMPT (211.7M)
Liber/Page:		Gov. Unit:	120 120,EATON RAPIDS TOWNSHIP
Split:	/ /	SUB	
Public Impr.:	None	School:	23050 EATON RAPIDS PUBLIC SCHOOLS
Topography:	None	Neighborhood:	
Mailing Address:	Description:		
EATON RAPIDS TOWNSHIP	COM SE CORNER N 6 ACRES OF W 1/2 OF SW 1/4, W 330 FT, N 132 FT, E 330 FT, S TO BEG. SEC.27, T2N,R3W, EATON		
TOWNSHIP HALL	RAPIDS TWP 1982		
2512 CANAL RD			
EATON RAPIDS MI 48827-0000			

Most Recent Sale Information

None Found

Most Recent Permit Information

None Found

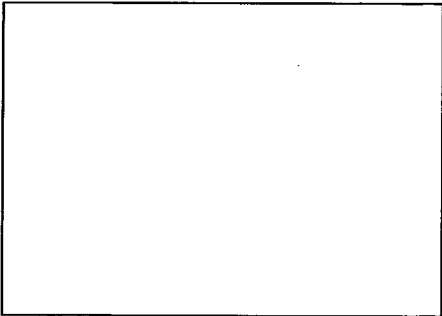
Physical Property Characteristics

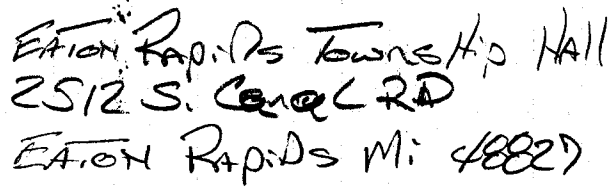
2024 S.E.V.:	0	2024 Taxable:	0	Lot Dimensions:	
2023 S.E.V.:	0	2023 Taxable:	0	Acreage:	1.00
Zoning:	R1	Land Value:	0	Frontage:	0.0
PRE:	0.000	Land Impr. Value:	0	Average Depth:	0.0

Improvement Data

None

Image





Pre By David Taylor
2/7/24

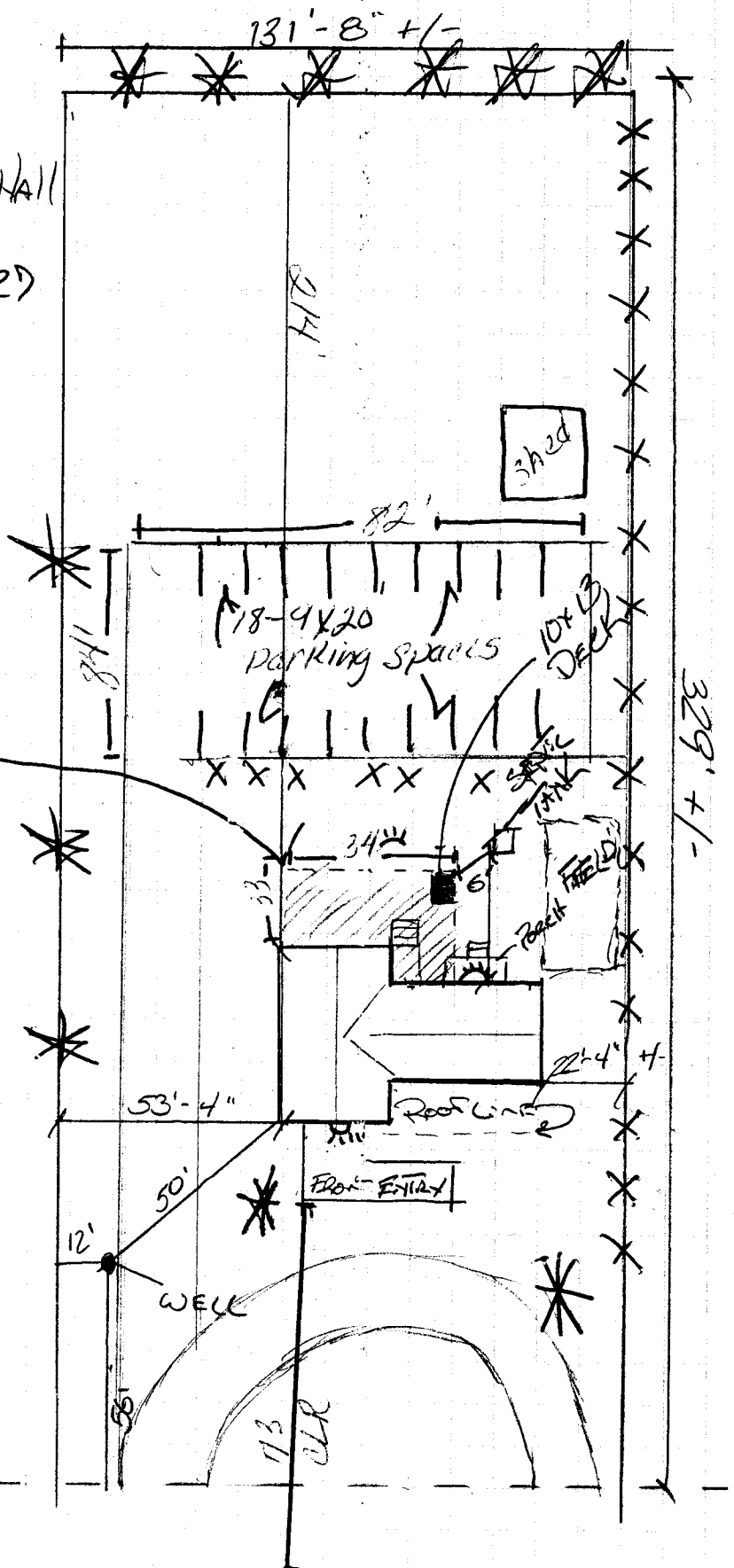
E08595

Proposed Addition

☺ = light

APPROVED
by: W. [Signature] date: 2-7-24
Barry-Eaton District Health Dept.

CENTER OF ROAD
CANAL RD.



STAFF REPORT
CU-8-96-9 Change of Conditions

TO: EATON COUNTY PLANNING COMMISSION
CENTENNIAL ACRES, INC.

FROM: EATON COUNTY DEPT. OF CONSTRUCTION CODES & PLANNING AND ZONING

RE: **CU-8-96-9:** Request by Centennial Acres, Inc. for a Change of Conditions to an existing Conditional Use Permit which allows for the operation of a golf course and country club per Section 14.11 of the Zoning Ordinance at 12485 & 12388 Dow Road, Section 7 of Roxand Township, Section 12 of Sunfield Township. The requested change is to allow for a land division and lot line adjustment of the properties.

HEARING DATE: April 2, 2024 at 7:00 p.m.

SUBJECT PARCEL(S): 12485 & 12388 Dow Road, Sunfield, Michigan 48890

PARCEL CODES: 010-012-400-002-02 & 020-007-300-020-01

SITE DATA:	<u>ON-SITE</u>	<u>SURROUNDING</u>
Size:	237.84 Total Acres	
Zoning:	Limited Agricultural	Limited Agriculture
Land Use:	Golf Course	Residential, Agricultural
Site Use History:	Golf Course	Residential and Agricultural
Soil Class:	Essential & Non-essential	Essential & Non-essential
Road Class:	Dow Road <u>is not</u> a major road	n/a

APPLICANT'S STATEMENT: PLEASE SEE ATTACHED APPLICATION AND STATEMENT.

The applicant is requesting a change of conditions to an existing Conditional Use Permit (CUP) to allow for a land division and lot line adjustment. They state, "Not changing the golf course operation. Would like to divide and adjust parcel 020-007-300-020-01, see attached survey. Would like to divide 010-012-400-002-02 see attached survey." The proposed divisions will result in two additional parcels.

The golf course operates seven (7) days a week from 7:00 a.m. to 9:00 p.m. on a seasonal basis. Six to twelve (6-12) employees will be on site during the hours of operation. The existing well and septic system are used. Supplies that will be stored on site include golf carts and maintenance equipment. There are six (6) existing driveways. Per the applicant, all public drives are paved and all maintenance drives are gravel, none have curb and gutter. The anticipated traffic to the site is on average twenty to seventy-five (20 to 75) vehicles per day. Parking for one hundred and fifty-five (155) vehicles is provided. The parking areas are lit and are paved. Supplies are brought to the site by light delivery truck. The applicant states, "We are adjusting parcel "B" on Roxand Township property survey to the parcel to the east. Parcel "C" is created for potential future sale. We are creating parcel "A" as shown on Sunfield Township property survey for potential future sale."

Site Plan Review			
Approved	Denied	Approved	Denied
☐ Drain Commissioner	☐	☐ Tim Cattron	☐
☐ MDOT	☐	☐ Zachary Dillinger	☐
☐ Road Commission	☐	☐ Vicinity Mbr, R. Whittaker	☐
☐ Building Official	☐	☐ Roxand Twp.	☐
☒ BEDHD	☐	☒ Sunfield Twp. ©	☐
☒ Eaton Conservation Dist.	☐		
MAILING: Thirty (30) surrounding property owners were notified, no responses.			

SITE REVIEW COMMITTEE COMMENTS:

Sunfield Township: "In support of the possibility of more residential property and or new build."

SPECIFIC REGULATIONS: EATON COUNTY LAND DEVELOPMENT CODE

SECTION 14.11 GOLF COURSES AND COUNTRY CLUBS

14.11.1 Definition: A public or private owned facility open to members only or the general public, offering the use of golf links, and related facilities such as a restaurant, tavern, swimming pool, tennis courts, and exercise facilities, and seasonal skiing facilities to its clientele.

14.11.2 Regulations and Conditions:

- A. The site area shall be at a minimum of twenty (20) acres and shall be located on a major street as defined in *Section 5.3.13M* of this Ordinance.
- B. All buildings, parking areas, swimming pools, and tennis courts shall be set back a minimum of one-hundred (100) feet from any property or street right-of-way lines.
- C. A landscaped buffer strip shall be provided between the parking and principal building area and any adjacent residential development in accordance with *Article 17* of this Ordinance.
- D. All signs shall comply with *Article 11* of this Ordinance.
- E. All off-street parking shall comply with *Article 10* of this Ordinance.

GENERAL REQUIREMENTS FOR APPROVAL (Applicant must satisfy items A-E):

9.3.6 Basis of Planning Commission Decisions: The Planning Commission's decision will be based on compliance with the specific requirements contained elsewhere in this Ordinance, and the general standards listed below: **Items A-E**

- A. Compliance with the applicable Land Use Policies in the Eaton County Master Plan:

Staff: This area is designated as Primary Agriculture in the Eaton County Master Plan; therefore, the policies applicable are as follows: This land use category is intended to serve the needs of the agricultural industry in the County. The intent of land designated as Primary Agriculture is to maintain and protect agricultural operations against increasing development pressure. The boundaries of the area may shift as markets change, but the intent is that this classification will be essentially restricted to active farming operations. Other than the homes of farmers and their employees, new housing should be discouraged within this land use classification. Agricultural processing operations (i.e. grain elevators, feed lots, slaughterhouses, etc.) may also be encouraged within this classification. Large tracts of quality farmlands intended primarily for agriculture and agricultural processing activities should be maintained, and zoning regulations relative to agricultural lands specifically designed to promote the conservation of agricultural operations should be established. This land use classification equates with the Limited Agricultural zoning district.

- B. Essential public facilities are adequately provided to the project, including, but not limited to, highways, streets, police and fire protection, emergency medical care, schools, storm water drainage, public transportation, and public recreation, or the owner/developer shall provide adequately any such service(s). Additional requirements at public cost for such facilities and services will not be detrimental to the economic welfare of the community.
 - ☐ 1. Existing roads
 - ☐ 2. Schools
 - ☐ 3. Storm water drainage
 - ☐ 4. Fire protection
 - ☐ 5. Police
 - ☐ 6. Emergency medical care
 - ☐ 7. Public transportation
 - ☐ 8. Public recreation
- C. Location and design of driveways providing vehicular ingress and egress, and automobile parking areas for the project are designed to avoid common traffic problems and promote the safety and convenience of vehicular and pedestrian traffic. The level of traffic generated by the project will not significantly or adversely impact the adjacent road system.
- D. On-site sanitation facilities, if any, including sewage disposal, potable water supply, storm water, and solid waste disposal, are properly designed and capable of handling the project's long term needs
 - ☐ sewage disposal
 - ☐ storm water
 - ☐ potable water supply
 - ☐ solid waste disposal

- E. The project is harmonious and compatible with the existing land use, natural features, and planned character of the adjacent property and general vicinity, and the project will not result in conditions that are detrimental to surrounding persons or property.

- | | | |
|--|--|-----------------------------------|
| ☐ prime agricultural soil | ☐ major forests | ☐ wildlife |
| ☐ water recharge areas | ☐ wetlands | |
| ☐ lakes, rivers, or streams | ☐ major sand, gravel, or mineral deposits | |

9.3.7 Statements of Conclusion: The Planning Commission shall specify in writing the conclusions and findings on each request in terms of the general standards listed above in Section 9.3.6 of this Ordinance.

9.3.8 Required approval by Planning Commission: The Planning Commission shall approve a request for Conditional Use Permit for any applicant which fully meets the general standards and specific standards contained in this Ordinance.

9.3.9 Conditions of Approval: The Planning Commission may require reasonable conditions in conjunction with the approval of a Conditional Use Permit. Such conditions shall include conditions necessary to ensure that public services and facilities affected will be capable of accommodating increased service and facility loads caused by the proposed land use or activity, to protect the natural environment and conserve natural resources and energy, to ensure compatibility with adjacent uses of land, and to promote the use of land in socially and economically desirable manner. The conditions imposed shall be recorded in the minutes of the Planning Commission and on the Conditional Use Permit. These conditions shall remain unchanged unless a written request is submitted to the Planning Commission for change of conditions.

A request for change of conditions shall be scheduled for a public hearing before the Planning Commission. Prior to the hearing the request shall be reviewed under the appropriate Site Plan Review process. The recommendations from the Site Plan Review process shall be reported during the hearing. A public notice shall be mailed to all property owners within 300 feet of the Conditional Use Permit site. Approval of the change of conditions shall be granted only upon an affirmative vote of the majority of the Planning Commission. All changes shall be recorded in the minutes of the meeting and on the Conditional Use Permit.

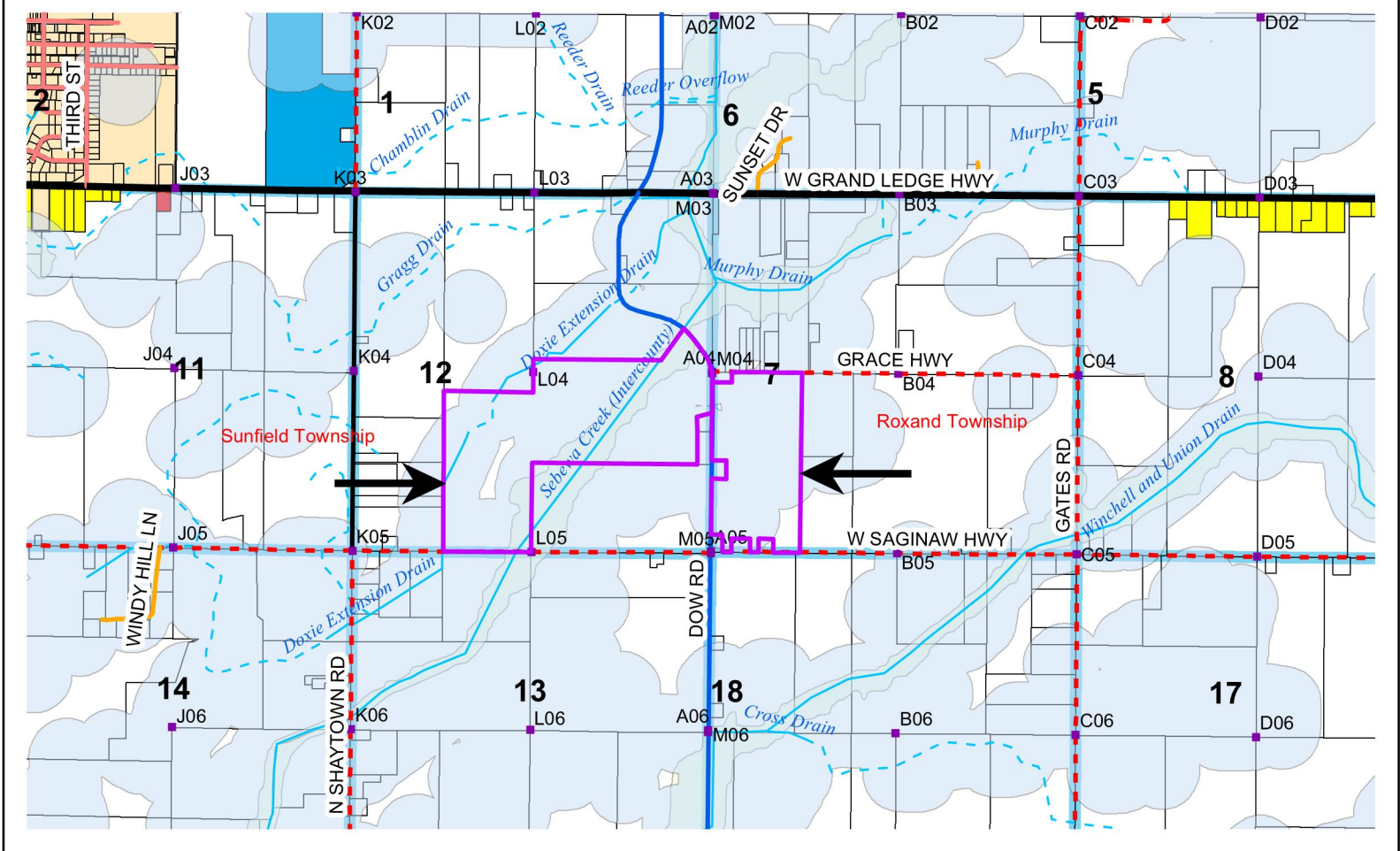
COMMUNITY DEVELOPMENT STAFF COMMENTS:

Centennial Acres was approved to operate a nine (9) hole golf course in 1971. The business has grown over the years and is currently approved to operate a twenty-seven (27) hole golf course with a clubhouse, small reception building, and three maintenance buildings. Their last application to the Planning Commission was in 2017. A change of conditions was approved at that time for the construction of a deck.

The current Change of Conditions request is to allow for the division of both parcels each creating an additional parcel (two parcels total) for potential future sale. In addition, they are requesting a lot line adjustment with parcel 020-007-300-095-00. All proposed divisions and adjustment meet Zoning Ordinance requirements.

Per the application and site plan, the golf courses existing buildings, proposed additions, parking and signage appear to meet the Zoning Ordinance requirements.

The Planning Commission may use Section 9.3.6 and 14.11 (included in this staff report) to determine if this business meets ordinance requirements and what, if any, conditions may be required. Staff has reviewed the site plan per Zoning Ordinance Section 8.4.3 and has determined it is complete for this application.



Legend

Parcels

<all other values>

Zoning Code

- LA
- R1
- R2
- C1
- C2
- I
- RC
- SESC 500ft Buffer of Lakes>1acre, streams, and NWI Wetlands

FEMA Floodplain Zones

Flood Zone

- 0.2 PCT ANNUAL CHANCE FLOOD HAZARD
- A
- AE
- AO
- AREA NOT INCLUDED

All Streams & Drains

<all other values>

- ARTIFICIAL PATH
- OPEN
- PVT TILE
- RIVER
- Storm Sewer
- TILE



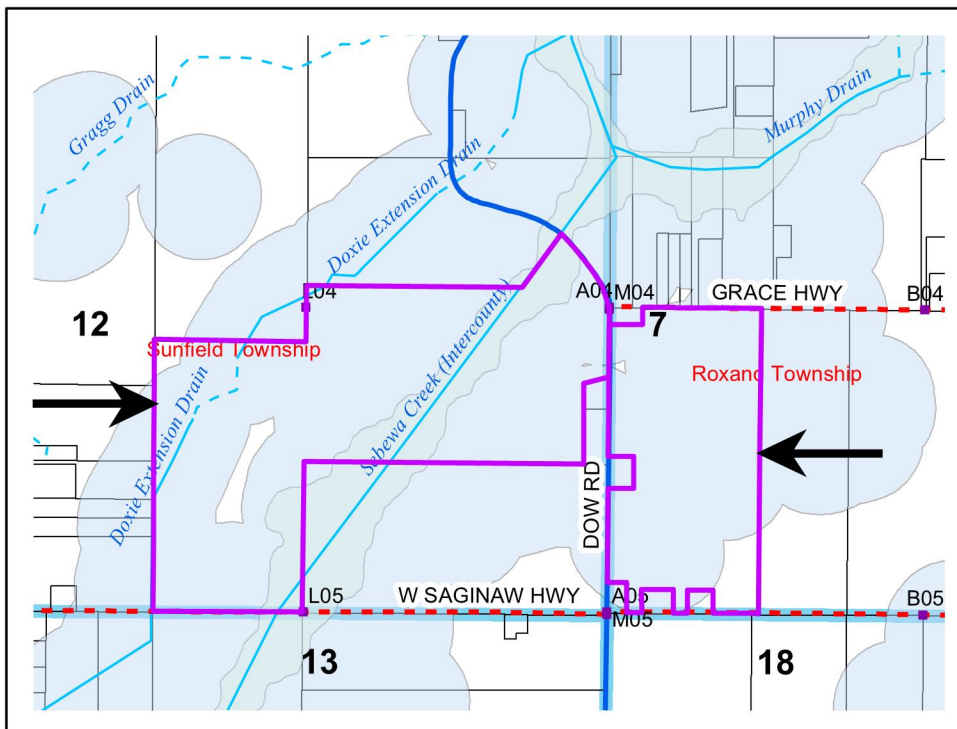
Eaton County Department of Construction
Codes & Planning and Zoning

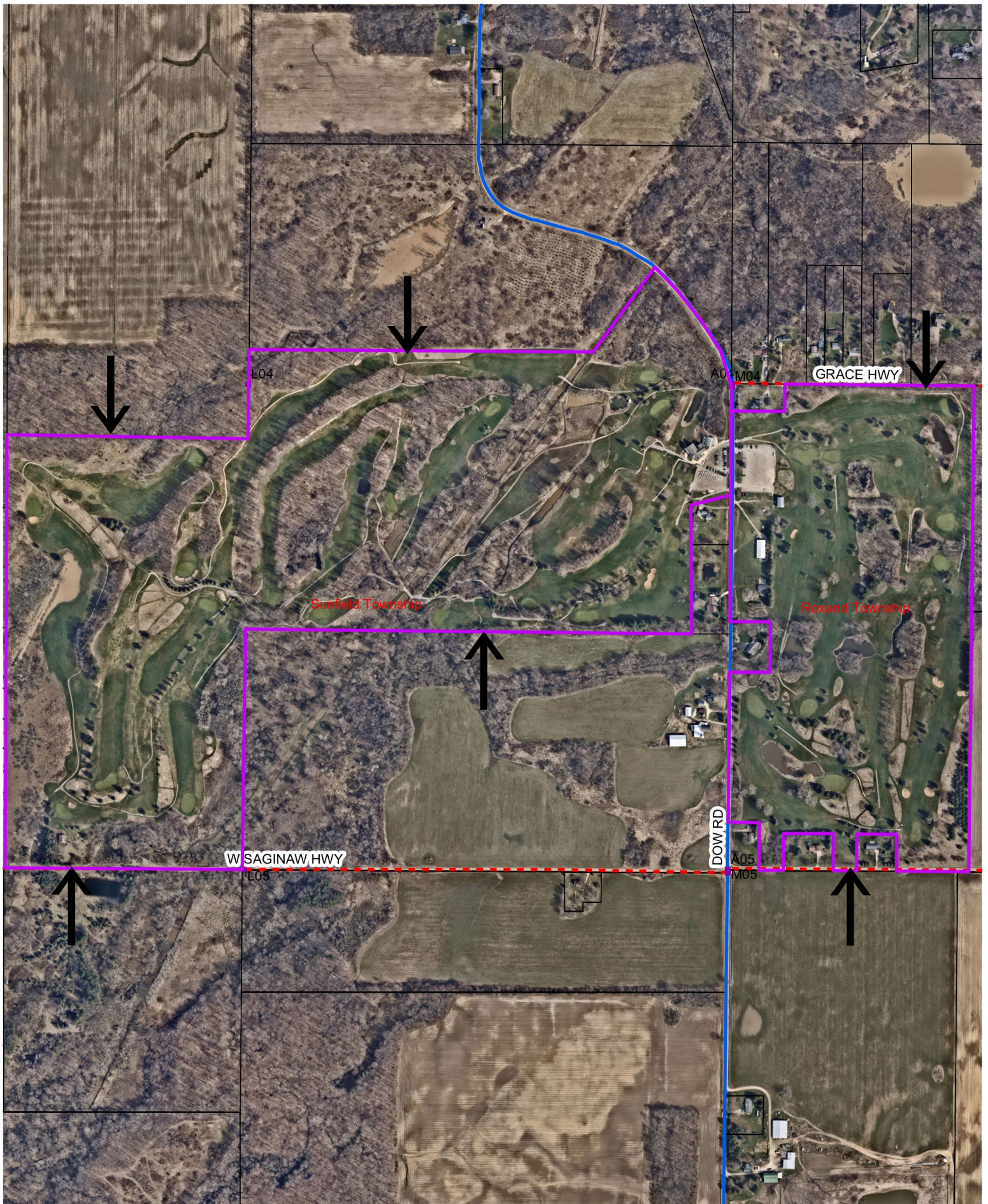
Permit: CU-8-96-9 (COC)

Township: Roxand & Sunfield

Parcel Number: 020-0007-300-020-01 &
010-012-400-002-02

Parcel Zoning: Limited Agricultural (LA)





CU-8-96-9 (COC), Centennial Acres, Inc.
Parcel Numbers: 020-007-300-020-01 & 010-012-400-002-02

CONDITIONAL USE PERMIT APPLICATION
Eaton County Department of Construction Codes & Planning and Zoning
1045 INDEPENDENCE BLVD., CHARLOTTE, MI 48813
517-543-3689 FAX 517-543-9924

Applicant Name(s):
Centennial Acres, Inc.

Circle one ☐ Property Owner ☐ Representative
(must have proof of ownership/owner permission)

John M.
517 204 7952

Mailing Address:
Street 12485 Dow Rd
City Sunfield State MI zip 48890
Phone(s): 517-566-8055

Property Address: (if different than above)
Street _____
Property Code: 020-007-300-020-01
010-012-400-002-02
Township: Roxand & Sunfield

Office Use Staff will complete

Case No.: CU-8-96-9 (coc)

Fee ~~\$400~~ ^{\$200} check ☒ cash _____

Date received: March 7, 2024

Eaton County Planning Commission
Hearing Date: April 2, 2024

Decision: Approved Denied

Decision date: _____

Site Plan Review Committee
Committee meeting date: _____

Decision: Approved Denied

jnagel@centennialacres.com SITE DEVELOPMENT PLANS john.sandrafisher@gmail.com

1. Where in the Ordinance is the proposed land use specified?

14.11 Golf Course & Country Club

2. Please describe the business proposed for this site. (attach additional sheet if needed)

Not changing golf course operation. would like to divide and adjust
020-007-300-020-01 see attached survey. would like to divide
010-012-400-002-02 see attached survey.

3. EMPLOYEES

What Days will the business be in operation? Mon-Sun what hours each day? 7am - 9pm

How many employees will be on the site? 6-12

During what hours will they be on site? 7am - 9pm

4. BUILDINGS

The proposed conditional use permitted must comply with all applicable fire safety and emergency vehicle access requirements as well as other requirements of the State Construction Code, local Fire Code and the Eaton County Construction Code Department.

Will you construct or install any new building(s) or additions to existing structures?

What are their dimensions (Width, Length, Height) NO

Construction Type _____

Proposed Completion Date: _____

Will any existing building(s) be used for the business?

Please provide the dimensions (Width, Length, Height) 5000 sq/ft clubhouse

Year Built 1992 Construction Type WOOD FRAME

Addition 2017 3 x Existing Storage Buildings

Describe the areas in the building and how they will be used.

Golf Course Operation and Banquet Facilities

PROPERTY INFORMATION

5. Current zoning of the property (Circle one) Information available from Community Development Dept.:

Limited Agriculture (LA)

Residential (R1, R2, R3)

Commercial (C1, C2)

Industrial

Resource Conservation

6. Is the property enrolled in Public Act 116- the Farmland Preservation Act? Yes No

7. Please list all persons and/or firms with legal or equitable interest in this parcel

Centennial Acres Inc / Union Bank

8. Is the property located within 500 ft. of a stream, drain, lake, pond, or seasonally flooded wetland? Yes No (if yes, explain)

Sebewa Creek runs thru parcel in Sunfield Township
Also the DOXIE DRAIN runs thru property.

9. Does the property lie within a designated 100 year flood plain? (If yes, the applicant should contact the MI Dept. of Environmental Quality for state permit requirements.) Yes No

10. Do you plan to construct or upgrade access drive(s) to the site that will cross a flood plain, seasonally flooded wetland, county drain, or stream? Yes No (if yes, explain)

11. Current Use(s) of the applicant property (Please indicate if used as residence, agricultural, commercial, etc.):

Golf Course & Banquet Facility

12. Current Use(s) of other area properties: (Indicate if residential, agricultural, commercial, etc.)

Residential & Agri

13. PLEASE ATTACH A LEGAL DESCRIPTION OF THE PROPERTY

A legal description of the parcel is the deed, land contract, or tax information for a property. It must include any deed restrictions, easements, etc.

14. PLEASE ATTACH A SITE PLAN! (Please label with applicant name and page number)

A site plan is a scale drawing that shows the boundaries of the property, any structures, buildings on the property, public or private roads, driveways, easements, or other property features, and any natural features including bodies of water, wetlands, etc. The site plan must include the following:

- a) Property dimensions (measurements of all property boundaries, including road frontage).
- b) Any easements or public right of way, including utility easements or ingress/egress.

- c) Location(s) of existing and proposed driveways.
- d) All existing and proposed buildings, accessory structures, and outdoor storage area(s) (for vehicles, equipment, or materials) with measurements between them and to property boundaries.
- e) Bodies of water, creeks, lakes, ponds, county drains, marshes, and seasonally flooded wetlands, etc. (Show distances from building sites, parking, and storage areas).
- f) Proposed grades and site drainage pattern(s) (Include drainage patterns around the entire perimeter of the property).
- g) Location of water supply and location and design of waste water systems.
- h) All existing and proposed signs.

15. PUBLIC HEALTH AND SAFETY

Proposed businesses must comply with all applicable requirements of the Barry-Eaton District Health Department and the State of Michigan

Describe the water and septic source(s) employees and/or clients will use.

Wells / septic / Drain Fields as approved by BEDHD

Describe how the proposed business will comply with requirements for the use of public water, sanitary sewage, and solid waste removal.

Waste Management

What equipment, vehicles, materials, etc. will be stored at the site? Please describe.

Golf Carts, maint equipment.

16. TRANSPORTATION

The proposed land use must fully conform to the driveway and traffic safety standards of the Michigan Department of Transportation and the Eaton County Road Commission.

Entrance/Exits to the Site:

Number of current entrances (driveways) from a public street 6

Will any additional entrances or exits to the site be created/used? Yes ☐ No ☒

Are driveways paved? ☒ Yes ☐ No

Do driveways have curb and gutter? Yes ☐ No ☒

What is the anticipated traffic in and out of the site? Please estimate the number and types of vehicles. Avg 20-75 vehicles

Proposed parking on site for 155 vehicles will be provided.

Is parking area lighted? ☒ Yes ☐ No

Is parking area paved? ☒ Yes ☐ No

How are supplies delivered/brought to the site?

Semi Trucks ☐ Light Delivery Trucks ☒ Other (explain) _____

17. PLANNING COMMISSION DECISIONS

The Planning Commission's decision will be based upon compliance with the specific requirements of the Eaton County Land Development Code (Zoning Ordinance), and the general standards listed below:

The project complies with the applicable land use policies in the Eaton County Comprehensive Development Plan, and promotes the intent and purpose of the Eaton County Land Development Code, and other County ordinances, standards, and requirements.

Essential public facilities are adequately provided to the project, including, streets, police and fire protection, emergency care, schools, storm water drainage, public transportation, and public recreation, or the owner/developer shall provide adequately any such service(s). Additional requirements at public cost for such facilities and services will not be detrimental to the economic welfare of the community.

Location and design of driveways providing vehicular ingress/ egress, and parking areas are designed to avoid common traffic problems and promote the safety and convenience of vehicular and pedestrian traffic. The traffic generated by the project will not significantly or adversely impact the adjacent road system.

On-site sanitation facilities, including sewage disposal, potable water supply, storm water, and solid waste disposal, are properly designed and capable of handling the project's long term needs.

The project is harmonious and compatible with the existing land use, natural features, and planned character of the adjacent property and general vicinity, and the project will not result in conditions that are detrimental to surrounding persons or property.

Have you requested or received a variance or other Conditional Use Permit for this property?

☒ Yes

☐ No

(If yes, please explain) 1971-orig. approval, CU-8-96-9,

COC 2017, BA-4-83-BA-2-96

Were you notified of a violation of the Eaton County Building Code or Zoning Ordinance?

☐ Yes

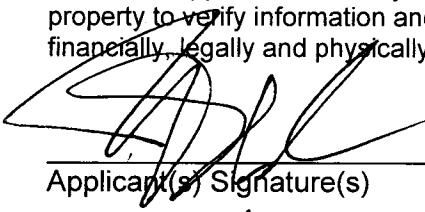
☒ No

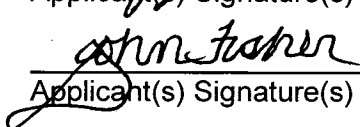
(If yes, please explain) _____

Explain why this request should be granted. Describe how it will affect the surrounding area. Respond to the Planning Commission's standards listed above. (Attach additional sheet if needed.)

We are adjusting parcel "B" on Roxand Township property Survey to the parcel to East
Parcel "C" is created for potential future sale. We are creating parcel "A" as shown on Sunfield Township
Property Survey for potential future sale. **AFFIDAVIT**

I acknowledge that if a permit is granted that the decision does not relieve me from compliance with all other federal, state and local laws and requirements. I affirm that I am involved in this application and that the answers and statements herein contained and the information provided is true, accurate and correct. I understand that if it is not, this application and any approvals are void. I hereby give county officials permission to inspect the property to verify information and to verify compliance with rules and conditions. I also agree that I am able, financially, legally and physically, and I will commence this use, as approved, within six months.


Applicant(s) Signature(s)


Applicant(s) Signature(s)

3/7/24
Date

3/7/24
Date

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

03/07/2024 4:12 PM

Parcel:	010-012-400-002-02	Current Class:	201.COMMERCIAL-IMPROVED
Owner's Name:	CENTENNIAL ACRES INC	Previous Class:	201.COMMERCIAL-IMPROVED
Property Address:	12485 DOW RD SUNFIELD, MI 48890	Taxable Status	TAXABLE
Liber/Page:		Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	010 010,SUNFIELD TOWNSHIP
Public Impr.:	None	SUB	
Topography:	None	School:	34090 LAKEWOOD PUBLIC SCHOOLS
		Neighborhood:	
Mailing Address:	Description:		
CENTENNIAL ACRES INC	SE 1/4 OF SW 1/4; S 31 A OF NE 1/4 OF SW 1/4; N 1/2 OF SE 1/4 EXCEPT COM SE COR OF N 1/2 OF SE 1/4, W 212 FT, N		
12485 DOW RD	697 FT, N75°31'36"E 218.62 FT, S TO BEG. AND ALSO COM 3.63 FT W OF E 1/4 COR SEC 12 BEING C/L DOW RD, W 2631.09		
SUNFIELD MI 48890-0000	FT TO NS 1/4 LINE, N 200 FT, E 1878.21 FT TO C/L SEBEWA CREEK, N35°55'55"E 557.95 FT TO C/L DOW RD, SELY ALONG		
	C/L DOW RD TO BEG. SEC 12, T4N,R6W, SUNFIELD TWP. 5-16-02 (COMBINATION)		

Most Recent Sale Information

None Found

Most Recent Permit Information

Permit -20100615 on 10/19/2010 for \$281,577 category ADDITION.

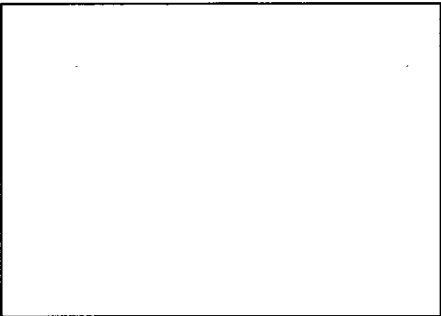
Physical Property Characteristics

2024 S.E.V.:	547,800	2024 Taxable:	546,178	Lot Dimensions:	
2023 S.E.V.:	547,800	2023 Taxable:	520,170	Acreage:	163.23
Zoning:	LA	Land Value:	0	Frontage:	0.0
PRE:	0.000	Land Impr. Value:	0	Average Depth:	0.0

Improvement Data

None

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

03/07/2024 4:11 PM

Parcel:	020-007-300-020-01	Current Class:	201.COMMERCIAL-IMPROVED
Owner's Name:	CENTENNIAL ACRES INC	Previous Class:	201.COMMERCIAL-IMPROVED
Property Address:	12388 DOW RD SUNFIELD, MI 48890	Taxable Status	TAXABLE
Liber/Page:	1646/1290	Prev. Taxable Stat	TAXABLE
Split:	12/12/2010	Gov. Unit:	020 020,ROXAND TOWNSHIP
Public Impr.:	None	SUB	
Topography:	None	School:	34090 LAKEWOOD PUBLIC SCHOOLS
		Neighborhood:	
Mailing Address:	Description:		
CENTENNIAL ACRES INC 12485 DOW RD SUNFIELD MI 48890-0000	W 80 A OF SW FRL 1/4; EXCEPT COM SW 1/4 COR FOR POB, N 260 FT, E 168 FT, S 260 FT, W 168 FT TO POB; EXCEPT COM SW 1/4 COR, E 301 FT TO POB, N 200 FT, E 273 FT, S 200 FT, W 273 FT TO POB; EXCEPT COM SW 1/4 COR, E 700 FT TO POB, N 200 FT, E 218 FT, S 200 FT, W 218 FT TO POB; EXCEPT W 220 FT OF S 275 FT OF N 1574.6 FT OF SW 1/4; EXCEPT COM W 1/4 COR FOR POB, E 290.4 FT, S 150 FT, W 290.4 FT, N 150 FT TO POB. SEC.7, T4N,R5W, ROXAND TWP. D 12-12-10 (COMBINATION) SPLIT FROM 020-007-300-020-00, 020-007-300-052-00, 020-007-300-012-00, 020-007-300-041-00 FOR 2011.		

Most Recent Sale Information

None Found

Most Recent Permit Information

None Found

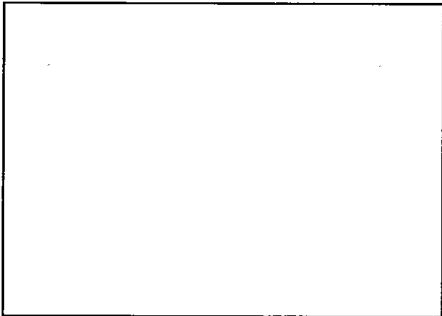
Physical Property Characteristics

2024 S.E.V.:	224,500	2024 Taxable:	224,500	Lot Dimensions:	
2023 S.E.V.:	224,500	2023 Taxable:	214,935	Acreage:	74.61
Zoning:	LA	Land Value:	0	Frontage:	0.0
PRE:	0.000	Land Impr. Value:	0	Average Depth:	0.0

Improvement Data

None

Image





EATON COUNTY COMMUNITY DEVELOPMENT - PLANNING COMMISSION
1045 INDEPENDENCE BLVD.
CHARLOTTE, MI 48813
(517) 543-3689 Fax: (517) 543-9924

CONDITIONAL USE PERMIT CU-8-96-9 (*Change of Conditions*)

Issued by: Eaton County Planning Commission on July 2, 1971; Revised August 6, 1996, August 3, 2010, and July 11, 2017

Issued to: Centennial Acres

Site Location: 12485 Dow Road, Sunfield, Michigan 48890

Property Code: 010-012-400-002-02, 020-007-300-012-00, 020-007-300-020-00,
020-007-300-041-00 & 020-007-300-052-00

This **Conditional Use Permit** allows the applicant Centennial Acres to operate a **golf course** per Article 14.11 of the Eaton County Land Development Code (Zoning Ordinance) at 12485 Dow Road, Section 12 of Sunfield Township and Section 7 of Roxand Township.

Limitations and Conditions: Approval is based on the application and materials submitted on May 15, 2018, the public hearing and discussion held July 11, 2017 and is subject to the requirements of the zoning ordinance, all other applicable rules, laws and ordinances and the following regulations and conditions:

Per Section 14.11.1 a Golf Course is defined as the following: A public or private owned facility open to members only or the general public, offering the use of golf links, and related facilities such as a restaurant, tavern, swimming pool, tennis courts, and exercise facilities, and seasonal skiing facilities to its clientele.

1. Construction of a 20' x 50' deck.
2. The proposed 40' x 40' (1,600) dining room addition to be constructed in 2011 and a proposed 21' x 10' (210 sq. ft.) office addition to be constructed within five (5) years are approved.
3. As approved in 1971 and 1996 the business may continue its operation of a twenty-seven (27) hole golf course.
4. The site area shall be at a minimum of twenty acres and shall be located on a major street as defined in Section 5.3.13M of the Ordinance. *Approval by variance BA-4-83, allows for the golf course to be located on a road other than as defined as major.*
5. All buildings, parking areas, swimming pools, and tennis courts shall be set back a minimum of one-hundred (100) feet from any property or street right-of-way lines.
6. A landscaped buffer strip shall be provided between the parking and principal building area and any adjacent residential development in accordance with *Article 17* of the Zoning Ordinance.
7. All signs shall comply with *Article 11* of the Zoning Ordinance.
8. All off-street parking shall lighted and comply with *Article 10* of the Zoning Ordinance.



the Place for Futures

9. Requirements of all local, state and federal agencies must be met, including but not limited to: Eaton County Construction Code Department, Eaton County Central Dispatch, Barry-Eaton District Health Department, Eaton County Road Commission, Eaton County Drain Commissioner, Michigan Department of Agriculture and Michigan Department of Natural Resources and Environment.

A Conditional Use Permit shall be valid as long as the permitted use continues in accordance with the conditions, requirements, and site plan included in said permit. Provided, however, that an applicant must begin the proposed land use, building, or structure within **six (6) months (January 11, 2018)** of issuance of the Conditional Use Permit.

We have read the above limitations and conditions and agree to assume this conditional use permit and abide by the above limitations and conditions.



New Operator, Representative

12485 Dow Rd, Sunfield MI
Address 48890

7/7/19

Date

517 566 8055
Telephone

cc: Sunfield Township
Roxand Township
Eaton County Construction Code

CERTIFICATE OF SURVEY



LEGEND



SET IRON



SURVEY FOR:

CENTENNIAL ACRES

SECTION 12, T4N, R6W, SUNFIELD TOWNSHIP
EATON COUNTY, MICHIGAN

SCALE: $1'' = 500'$

DATE: 01/16/2024

SHEET: 1 OF 4

DRAWN: MCK

FIELD: MCK & ALK

JOB: 23-0573

CERTIFICATE OF SURVEY

TAX DESCRIPTION. PARCEL #010-012-400-002-02. PER EATON COUNTY BSAONLINE.COM:

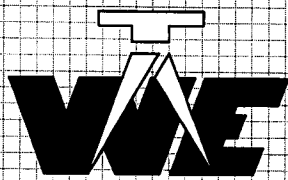
SE 1/4 OF SW 1/4; S 31 A OF NE 1/4 OF SW 1/4; N 1/2 OF SE 1/4 EXCEPT COM SE COR OF N 1/2 OF SE 1/4, W 212 FT, N 697 FT, N75°31'36"E 218.62 FT, S TO BEG. AND ALSO COM 3.63 FT W OF E 1/4 COR SEC 12 BEING C/L DOW RD, W 2631.09 FT TO NS 1/4 LINE, N 200 FT, E 1878.21 FT TO C/L SEBEWA CREEK, N35°55'55"E 557.95 FT TO C/L DOW RD, SELY ALONG C/L DOW RD TO BEG. SEC 12, T4N,R6W, SUNFIELD TWP

LEGAL DESCRIPTION. PARCEL #010-012-400-002-02. AS SURVEYED:

A PARCEL OF LAND LYING WITHIN SECTION 12, TOWNSHIP 4 NORTH, RANGE 6 WEST, SUNFIELD TOWNSHIP, EATON COUNTY, MICHIGAN, DESCRIBED AS: BEGINNING AT THE SOUTH 1/4 CORNER OF SAID SECTION; THENCE NORTH 89°37'20" WEST 1319.28 FEET ALONG THE SOUTH LINE OF SAID SECTION TO SAID WEST LINE OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION; THENCE NORTH 00°28'27" EAST 2327.85 FEET ALONG SAID WEST LINE; THENCE SOUTH 89°42'04" EAST 1320.01 FEET TO THE NORTH-SOUTH 1/4 LINE OF SAID SECTION; THENCE NORTH 00°29'32" EAST 317.81 FEET ALONG SAID NORTH-SOUTH 1/4 LINE TO THE CENTER OF SAID SECTION; THENCE NORTH 00°30'06" EAST 199.80 FEET CONTINUING ALONG SAID NORTH-SOUTH 1/4 LINE; THENCE SOUTH 89°43'08" EAST 1875.00 FEET PARALLEL WITH THE EAST-WEST 1/4 LINE OF SAID SECTION TO THE CENTERLINE OF SEBEWA CREEK; THENCE NORTH 36°50'45" EAST 558.34 FEET ALONG SAID CREEK CENTERLINE TO THE CENTERLINE OF DOW ROAD; THENCE ALONG SAID ROAD CENTERLINE, SOUTHEASTERLY 206.43 FEET ALONG THE ARC OF A 960.28 FOOT RADIUS CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 12°19'01" AND A CHORD WHICH BEARS SOUTH 44°23'57" EAST 206.04 FEET; THENCE CONTINUING ALONG SAID ROAD CENTERLINE, SOUTHEASTERLY 338.87 FEET ALONG THE ARC OF A 2381.84 FOOT RADIUS CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 8°09'06" AND A CHORD WHICH BEARS SOUTH 34°36'57" EAST 338.58 FEET; THENCE CONTINUING ALONG SAID ROAD CENTERLINE, SOUTHEASTERLY 240.86 FEET ALONG THE ARC OF A 604.48 FOOT RADIUS CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 22°49'48" AND A CHORD WHICH BEARS SOUTH 20°16'31" EAST 239.27 FEET TO SAID EAST-WEST 1/4 LINE; THENCE SOUTH 89°42'35" EAST 3.63 FEET ALONG SAID EAST-WEST 1/4 LINE TO THE EAST LINE OF SAID SECTION; THENCE SOUTH 00°26'32" WEST 575.83 FEET ALONG SAID EAST SECTION LINE; THENCE SOUTH 76°17'36" WEST 218.63 FEET; THENCE SOUTH 00°26'32" WEST 696.94 FEET TO THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION; THENCE NORTH 89°40'23" WEST 2423.82 FEET ALONG SAID NORTH LINE TO SAID NORTH-SOUTH 1/4 LINE; THENCE SOUTH 00°29'32" WEST 1323.74 FEET ALONG SAID NORTH-SOUTH 1/4 LINE TO THE POINT OF BEGINNING. CONTAINING 162.81 ACRES, MORE OR LESS, AND BEING SUBJECT TO ALL EASEMENTS, RESTRICTIONS, AND RIGHTS-OF-WAY OF RECORD.

LEGAL DESCRIPTION. 2.00 ACRE PARCEL. AS SURVEYED:

A PARCEL OF LAND LYING WITHIN THE SOUTHWEST 1/4 OF SECTION 12, TOWNSHIP 4 NORTH, RANGE 6 WEST, SUNFIELD TOWNSHIP, EATON COUNTY, MICHIGAN, DESCRIBED AS: COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION 12; THENCE NORTH 89°37'20" WEST 753.35 FEET ALONG THE SOUTH LINE OF SAID SECTION TO THE POINT OF BEGINNING; THENCE NORTH 00°28'27" EAST 200.00 FEET PARALLEL WITH THE WEST LINE OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION; THENCE NORTH 89°37'20" WEST 435.93 FEET PARALLEL WITH SAID SOUTH SECTION LINE; THENCE SOUTH 00°28'27" WEST 200.00 FEET PARALLEL WITH SAID WEST LINE TO SAID SOUTH SECTION LINE; THENCE SOUTH 89°37'20" EAST 435.93 FEET ALONG SAID SOUTH SECTION LINE TO THE POINT OF BEGINNING. CONTAINING 2.00 ACRES, MORE OR LESS, AND BEING SUBJECT TO ALL EASEMENTS, RESTRICTIONS, AND RIGHTS-OF-WAY OF RECORD.



WOLVERINE

Engineers & Surveyors, Inc.

312 North Street
Mason, Michigan 48854
Ph: 517-676-9200
Fx: 517-676-9396
<http://www.wolveng.com>

SURVEY FOR: CENTENNIAL ACRES			
SECTION 12, T4N, R6W, SUNFIELD TOWNSHIP			
EATON COUNTY, MICHIGAN			
SCALE:	N/A	DATE: 01/16/2024	SHEET: 2 OF 4
DRAWN:	MCK	FIELD: MCK & ALK	JOB: 23-0573

CERTIFICATE OF SURVEY

LEGAL DESCRIPTION, REMAINDER PARCEL #010-012-400-002-02, AS SURVEYED:

A PARCEL OF LAND LYING WITHIN SECTION 12, TOWNSHIP 4 NORTH, RANGE 6 WEST, SUNFIELD TOWNSHIP, EATON COUNTY, MICHIGAN, DESCRIBED AS: BEGINNING AT THE SOUTH 1/4 CORNER OF SAID SECTION; THENCE NORTH 89°37'20" WEST 753.35 FEET ALONG THE SOUTH LINE OF SAID SECTION; THENCE NORTH 00°28'27" EAST 200.00 FEET PARALLEL WITH THE WEST LINE OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION; THENCE NORTH 89°37'20" WEST 435.93 FEET PARALLEL WITH SAID SOUTH SECTION LINE; THENCE SOUTH 00°28'27" WEST 200.00 FEET PARALLEL WITH SAID WEST LINE TO SAID SOUTH SECTION LINE; THENCE NORTH 89°37'20" WEST 130.00 FEET ALONG SAID SOUTH SECTION LINE TO SAID WEST LINE; THENCE NORTH 00°28'27" EAST 2327.85 FEET ALONG SAID WEST LINE; THENCE SOUTH 89°42'04" EAST 1320.01 FEET TO THE NORTH-SOUTH 1/4 LINE OF SAID SECTION; THENCE NORTH 00°29'32" EAST 317.81 FEET ALONG SAID NORTH-SOUTH 1/4 LINE TO THE CENTER OF SAID SECTION; THENCE NORTH 00°30'06" EAST 199.80 FEET CONTINUING ALONG SAID NORTH-SOUTH 1/4 LINE; THENCE SOUTH 89°43'08" EAST 1875.00 FEET PARALLEL WITH THE EAST-WEST 1/4 LINE OF SAID SECTION TO THE CENTERLINE OF SEBEWA CREEK; THENCE NORTH 36°50'45" EAST 558.34 FEET ALONG SAID CREEK CENTERLINE TO THE CENTERLINE OF DOW ROAD; THENCE ALONG SAID ROAD CENTERLINE, SOUTHEASTERLY 206.43 FEET ALONG THE ARC OF A 960.28 FOOT RADIUS CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 12°19'01" AND A CHORD WHICH BEARS SOUTH 44°23'57" EAST 206.04 FEET; THENCE CONTINUING ALONG SAID ROAD CENTERLINE, SOUTHEASTERLY 338.87 FEET ALONG THE ARC OF A 2381.84 FOOT RADIUS CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 8°09'06" AND A CHORD WHICH BEARS SOUTH 34°36'57" EAST 338.58 FEET; THENCE CONTINUING ALONG SAID ROAD CENTERLINE, SOUTHEASTERLY 240.86 FEET ALONG THE ARC OF A 604.48 FOOT RADIUS CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 22°49'48" AND A CHORD WHICH BEARS SOUTH 20°16'31" EAST 239.27 FEET TO SAID EAST-WEST 1/4 LINE; THENCE SOUTH 89°42'35" EAST 3.63 FEET ALONG SAID EAST-WEST 1/4 LINE TO THE EAST LINE OF SAID SECTION; THENCE SOUTH 00°26'32" WEST 575.83 FEET ALONG SAID EAST SECTION LINE; THENCE SOUTH 76°17'36" WEST 218.63 FEET; THENCE SOUTH 00°26'32" WEST 696.94 FEET TO THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION; THENCE NORTH 89°40'23" WEST 2423.82 FEET ALONG SAID NORTH LINE TO SAID NORTH-SOUTH 1/4 LINE; THENCE SOUTH 00°29'32" WEST 1323.74 FEET ALONG SAID NORTH-SOUTH 1/4 LINE TO THE POINT OF BEGINNING. CONTAINING 160.81 ACRES, MORE OR LESS, AND BEING SUBJECT TO ALL EASEMENTS, RESTRICTIONS, AND RIGHTS-OF-WAY OF RECORD.

WITNESSES TO SECTION CORNERS:

SECTION 12, TOWNSHIP 4 NORTH, RANGE 6 WEST,
SUNFIELD TOWNSHIP, EATON COUNTY, MICHIGAN

SOUTH 1/4 CORNER, SECTION 12

FOUND 3/4" BAR WITH REMON CAP #30090		
FOUND N&T, "EATON CO.", E. SIDE 16" ASH STUMP	N10°E	36.00'
SET N&T, "W.E.S.I.", NW. SIDE 16" TRIPLE MAPLE	S14°W	22.08'
SET N&T, "W.E.S.I.", NE. SIDE 18" ASH	N75°	44.13'
SET N&T, "W.E.S.I.", W. SIDE 20" ASH	NORTH	47.65'

SOUTHEAST CORNER, SECTION 12

FOUND 3/4" BAR WITH REMON CAP #30090		
FOUND N&T, #41103, W. SIDE TRI APPLE	N37°E	113.20'
FOUND N&T, #41103, S. SIDE POWER POLE	N65°E	155.98'
FOUND REBAR & CAP, #41103 (ROW IRON)	S52°W	47.05'
SET REMON. BAR & CAP, #30090 AT A-5, T4N, R5W	NORTH	18.48'

SOUTHWEST CORNER, SECTION 7, T4N, R5W

FOUND 3/4" BAR WITH REMON CAP #30090		
FOUND N&T, #41103, W. SIDE TRIPLE APPLE	N40°E	97.49'
FOUND N&T, #41103, S. SIDE POWER POLE	N70°E	147.16'
FOUND 1/2" BAR & CAP #41103	S38°W	61.48'
FOUND M-5, T4N, R6W, REMON IN MONUMENT BOX	SOUTH	18.48'

EAST 1/4 CORNER, SECTION 12

FOUND 3/4" BAR WITH REMON CAP #30090		
FOUND N&T, "EATON CO.", N. SIDE UTILITY POLE	N42°W	52.70'
FOUND N&T, "EATON CO.", SE. SIDE UTILITY POLE	N30°E	59.56'
SET 1/2" BAR & CAP #71287	WEST	37.06'
FOUND A-4, T4N, R5W, REMON IN MONUMENT BOX	NORTH	16.05'



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SURVEY FOR:

CENTENNIAL ACRES

SECTION 12, T4N, R6W, SUNFIELD TOWNSHIP
EATON COUNTY, MICHIGAN

SCALE:

N/A

DATE:

01/16/2024

SHEET:

3 OF 4

DRAWN:

MCK

FIELD:

MCK & ALK

JOB:

23-0573

CERTIFICATE OF SURVEY

WITNESSES TO SECTION CORNERS:

SECTION 12, TOWNSHIP 4 NORTH, RANGE 6 WEST,
SUNFIELD TOWNSHIP, EATON COUNTY, MICHIGAN

WEST 1/4 CORNER, SECTION 7, T4N, R5W

FOUND 3/4" BAR WITH REMON CAP #31602 IN MONUMENT BOX
FOUND N&T, "EATON CO.", N. SIDE UTILITY POLE N65°W 43.34'
FOUND N&T, "EATON CO.", SE. SIDE UTILITY POLE N45°E 45.12'
FOUND N&T, "EATON CO.", NE. SIDE 20" WALNUT S45°E 57.62'
FOUND M-4, T4N, R6W, REMON IN MONUMENT BOX SOUTH 16.05'

NORTHEAST CORNER, SECTION 12

FOUND WITNESS MONUMENTS #18994 40' NORTH AND 65' NORTH OF CORNER LOCATION AS DESCRIBED IN LAND CORNER RECORDATION CERTIFICATE RECORDED IN LIBER 2202, PAGE 396, EATON COUNTY RECORDS.

NORTH 1/4 CORNER, SECTION 12

FOUND WITNESS MONUMENTS #18994 45' NORTH AND 80' NORTH OF CORNER LOCATION AS DESCRIBED IN LAND CORNER RECORDATION CERTIFICATE RECORDED IN LIBER 2202, PAGE 394, EATON COUNTY RECORDS.

WEST 1/4 CORNER, SECTION 12

FOUND 3/4" BAR IN MONUMENT BOX
FOUND N&T, "EATON CO.", W. SIDE POWER POLE N26°E 103.28'
FOUND N&T, "EATON CO.", W. SIDE POWER POLE S07°E 259.60'
FOUND N&T, "EATON CO.", N. SIDE 17" MAPLE WEST 34.45'
FOUND REBAR AND CAP #30090 EAST 16.57'

SOUTHWEST CORNER, SECTION 12

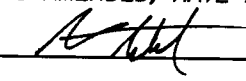
FOUND 1/2" BAR WITH CAP #71291 IN MONUMENT BOX
FOUND N&T, "EATON CO.", E. ROOT 30" MAPLE N53°E 79.47'
FOUND N&T, "EATON CO.", W. SIDE POWER POLE S28°E 74.46'
FOUND N&T, "EATON CO.", N. SIDE 27" ELM S76°W 51.63'
FOUND N&T, "EATON CO.", E. SIDE POWER POLE N27°W 65.01'

CENTER OF SECTION 12

FOUND 3/4" BAR WITH REMON CAP #30090
FOUND N&T, "EATON CO.", S. SIDE 24" BEECH N84°E 25.95'
FOUND N&T, "EATON CO.", E. SIDE 8" MAPLE S05°E 7.85'
FOUND N&T, "EATON CO.", S. SIDE 14" MAPLE S80°W 42.83'
FOUND N&T, "EATON CO.", SW. SIDE 21" BEECH N57°W 5.58'

CERTIFICATION STATEMENT:

I, MATTHEW C. KUNKEL, PROFESSIONAL SURVEYOR #71287, CERTIFY THAT THIS SURVEY WAS MADE UNDER MY DIRECTION, THAT ALL CORNERS HAVE BEEN MARKED AS SHOWN, THAT THE RELATIVE POSITIONAL PRECISION OF THE CORNERS IDENTIFIED ON THIS SURVEY AND SHOWN THEREON ARE WITHIN THE LIMITS CONSIDERED ACCEPTABLE BY THOSE IN THE PRACTICE OF PROFESSIONAL SURVEYING, AND THAT THE REQUIREMENTS OF MCL SECTION 54.213 OF ACT 132 OF 1970, AS AMENDED, HAVE BEEN MET.


01/16/2024
DATE



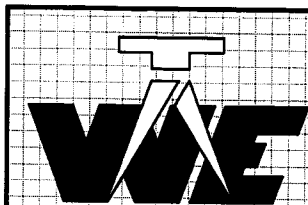


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<http://www.wolveng.com>

SURVEY FOR: CENTENNIAL ACRES SECTION 12, T4N, R6W, SUNFIELD TOWNSHIP EATON COUNTY, MICHIGAN			
SCALE: N/A	DATE: 01/16/2024	SHEET: 4 OF 4	
DRAWN: MCK	FIELD: MCK & ALK	JOB: 23-0573	

CERTIFICATE OF SURVEY



312 North Street
Mason, Michigan 48854
Ph: 517-676-9200
Fx: 517-676-9396
<http://www.wolveng.com>

Y FOR: *CENTENNIAL ACRES*
SECTION 7, T4N, R5W, ROXAND TOWNSHIP
EATON COUNTY, MICHIGAN

SHEET: 1 OF 3

JOB: 23-0572

CERTIFICATE OF SURVEY

TAX DESCRIPTION. PARCEL #020-007-300-020-01. PER EATON COUNTY BSAONLINE.COM:

W 80 A OF SW FRL 1/4; EXCEPT COM SW 1/4 COR FOR POB, N 260 FT, E 168 FT, S 260 FT, W 168 FT TO POB; EXCEPT COM SW 1/4 COR, E 301 FT TO POB, N 200 FT, E 273 FT, S 200 FT, W 273 FT TO POB; EXCEPT COM SW 1/4 COR, E 700 FT TO POB, N 200 FT, E 218 FT, S 200 FT, W 218 FT TO POB; EXCEPT W 220 FT OF S 275 FT OF N 1574.6 FT OF SW 1/4; EXCEPT COM W 1/4 COR FOR POB, E 290.4 FT, S 150 FT, W 290.4 FT, N 150 FT TO POB. SEC.7, T4N,R5W, ROXAND TWP.

LEGAL DESCRIPTION. PARCEL #020-007-300-020-01. AS SURVEYED:

A PARCEL OF LAND LYING WITHIN THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 4 NORTH, RANGE 5 WEST, ROXAND TOWNSHIP, EATON COUNTY, MICHIGAN, DESCRIBED AS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 7; THENCE NORTH 00°26'32" EAST 260.00 FEET ALONG THE WEST LINE OF SAID SECTION 7 TO THE POINT OF BEGINNING; THENCE NORTH 00°26'32" EAST 814.30 FEET CONTINUING ALONG SAID WEST SECTION LINE; THENCE SOUTH 89°40'48" EAST 220.06 FEET TO A FOUND 1/2" BAR & CAP #25863; THENCE NORTH 00°25'50" EAST 274.87 FEET TO A FOUND 1/2" BAR & CAP #25863; THENCE NORTH 89°40'48" WEST 220.01 FEET TO SAID WEST SECTION LINE; THENCE NORTH 00°26'32" EAST 1149.96 FEET ALONG SAID WEST SECTION LINE; THENCE SOUTH 89°26'41" EAST 290.40 FEET PARALLEL WITH THE EAST-WEST 1/4 LINE OF SAID SECTION 7; THENCE NORTH 00°26'32" EAST 150.00 FEET PARALLEL WITH SAID WEST SECTION LINE TO SAID EAST-WEST 1/4 LINE; THENCE SOUTH 89°26'41" EAST 1029.71 FEET ALONG SAID EAST-WEST 1/4 LINE TO THE EAST LINE OF THE WEST 80 ACRES OF THE SOUTHWEST 1/4 OF SAID SECTION 7 AS MONUMENTED; THENCE SOUTH 00°26'38" WEST 2647.81 FEET ALONG SAID EAST LINE AS MONUMENTED TO THE SOUTH LINE OF SAID SECTION 7; THENCE NORTH 89°30'05" WEST 402.03 FEET ALONG SAID SOUTH SECTION LINE; THENCE NORTH 00°26'32" EAST 200.00 FEET PARALLEL WITH SAID WEST SECTION LINE; THENCE NORTH 89°30'05" WEST 218.00 FEET PARALLEL WITH SAID SOUTH SECTION LINE; THENCE SOUTH 00°26'32" WEST 200.00 FEET PARALLEL WITH SAID WEST SECTION LINE TO SAID SOUTH SECTION LINE; THENCE NORTH 89°30'05" WEST 126.00 FEET ALONG SAID SOUTH SECTION LINE; THENCE NORTH 00°26'32" EAST 200.00 FEET PARALLEL WITH SAID WEST SECTION LINE; THENCE NORTH 89°30'05" WEST 273.00 FEET PARALLEL WITH SAID SOUTH SECTION LINE; THENCE SOUTH 00°26'32" WEST 200.00 FEET PARALLEL WITH SAID WEST SECTION LINE TO SAID SOUTH SECTION LINE; THENCE NORTH 89°30'05" WEST 133.00 FEET ALONG SAID SOUTH SECTION LINE; THENCE NORTH 00°26'32" EAST 260.00 FEET PARALLEL WITH SAID WEST SECTION LINE; THENCE NORTH 89°30'05" WEST 168.00 FEET PARALLEL WITH SAID SOUTH SECTION LINE TO THE POINT OF BEGINNING. CONTAINING 71.91 ACRES, MORE OR LESS, AND BEING SUBJECT TO ALL EASEMENTS, RESTRICTIONS, AND RIGHTS-OF-WAY OF RECORD.

LEGAL DESCRIPTION. PARCEL "A". AS SURVEYED:

A PARCEL OF LAND LYING WITHIN THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 4 NORTH, RANGE 5 WEST, ROXAND TOWNSHIP, EATON COUNTY, MICHIGAN, DESCRIBED AS: BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 7; THENCE SOUTH 89°30'05" EAST 168.00 FEET ALONG THE SOUTH LINE OF SAID SECTION 7 TO THE POINT OF BEGINNING; THENCE NORTH 00°26'32" EAST 200.00 FEET PARALLEL WITH THE WEST LINE OF SAID SECTION 7; THENCE SOUTH 89°30'05" EAST 133.00 FEET PARALLEL WITH SAID SOUTH SECTION LINE; THENCE SOUTH 00°26'32" WEST 200.00 FEET PARALLEL WITH SAID WEST SECTION LINE TO SAID SOUTH SECTION LINE; THENCE NORTH 89°30'05" WEST 133.00 FEET ALONG SAID SOUTH SECTION LINE TO THE POINT OF BEGINNING. CONTAINING 0.61 ACRES, MORE OR LESS, AND BEING SUBJECT TO ALL EASEMENTS, RESTRICTIONS, AND RIGHTS-OF-WAY OF RECORD.

LEGAL DESCRIPTION. PARCEL "B". AS SURVEYED:

A PARCEL OF LAND LYING WITHIN THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 4 NORTH, RANGE 5 WEST, ROXAND TOWNSHIP, EATON COUNTY, MICHIGAN, DESCRIBED AS: BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 7; THENCE SOUTH 89°30'05" EAST 574.00 FEET ALONG THE SOUTH LINE OF SAID SECTION 7 TO THE POINT OF BEGINNING; THENCE NORTH 00°26'32" EAST 200.00 FEET PARALLEL WITH THE WEST LINE OF SAID SECTION 7; THENCE SOUTH 89°30'05" EAST 126.00 FEET PARALLEL WITH SAID SOUTH SECTION LINE; THENCE SOUTH 00°26'32" WEST 200.00 FEET PARALLEL WITH SAID WEST SECTION LINE TO SAID SOUTH SECTION LINE; THENCE NORTH 89°30'05" WEST 126.00 FEET ALONG SAID SOUTH SECTION LINE TO THE POINT OF BEGINNING. CONTAINING 0.58 ACRES, MORE OR LESS, AND BEING SUBJECT TO ALL EASEMENTS, RESTRICTIONS, AND RIGHTS-OF-WAY OF RECORD.

LEGAL DESCRIPTION. PARCEL "C". AS SURVEYED:

A PARCEL OF LAND LYING WITHIN THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 4 NORTH, RANGE 5 WEST, ROXAND TOWNSHIP, EATON COUNTY, MICHIGAN, DESCRIBED AS: BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 7; THENCE SOUTH 89°30'05" EAST 918.00 FEET ALONG THE SOUTH LINE OF SAID SECTION 7 TO THE POINT OF BEGINNING; THENCE NORTH 00°26'32" EAST 110.00 FEET PARALLEL WITH THE WEST LINE OF SAID SECTION 7; THENCE SOUTH 89°30'05" EAST 201.02 FEET PARALLEL WITH SAID SOUTH SECTION LINE; THENCE NORTH 00°26'38" EAST 105.00 FEET PARALLEL WITH THE EAST LINE OF THE WEST 80 ACRES OF THE SOUTHWEST 1/4 OF SAID SECTION 7 AS MONUMENTED; THENCE SOUTH 89°30'05" EAST 201.02 FEET PARALLEL WITH SAID SOUTH SECTION LINE TO SAID EAST LINE AS MONUMENTED; THENCE SOUTH 00°26'38" WEST 215.00 FEET ALONG SAID EAST LINE AS MONUMENTED TO SAID SOUTH SECTION LINE; THENCE NORTH 89°30'05" WEST 402.03 FEET ALONG SAID SOUTH SECTION LINE TO THE POINT OF BEGINNING. CONTAINING 1.50 ACRES, MORE OR LESS, AND BEING SUBJECT TO ALL EASEMENTS, RESTRICTIONS, AND RIGHTS-OF-WAY OF RECORD.



WOLVERINE
Engineers & Surveyors, Inc.
312 North Street
Mason, Michigan 48854
Ph: 517-676-9200
Fx: 517-676-9396
http://www.wolveng.com

SURVEY FOR: CENTENNIAL ACRES SECTION 7, T4N, R5W, ROXAND TOWNSHIP EATON COUNTY, MICHIGAN			
SCALE:	N/A	DATE:	01/16/2024
DRAWN:	MCK	FIELD:	MCK & ALK
		SHEET:	2 OF 3
		JOB:	23-0572

CERTIFICATE OF SURVEY

LEGAL DESCRIPTION. REMAINDER PARCEL #020-007-300-020-01. AS SURVEYED:

A PARCEL OF LAND LYING WITHIN THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 4 NORTH, RANGE 5 WEST, ROXAND TOWNSHIP, EATON COUNTY, MICHIGAN, DESCRIBED AS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 7; THENCE NORTH 00°26'32" EAST 260.00 FEET ALONG THE WEST LINE OF SAID SECTION 7 TO THE POINT OF BEGINNING; THENCE NORTH 00°26'32" EAST 814.30 FEET CONTINUING ALONG SAID WEST SECTION LINE; THENCE SOUTH 89°40'48" EAST 220.06 FEET TO A FOUND 1/2" BAR & CAP #25863; THENCE NORTH 00°25'50" EAST 274.87 FEET TO A FOUND 1/2" BAR & CAP #25863; THENCE NORTH 89°40'48" WEST 220.01 FEET TO SAID WEST SECTION LINE; THENCE NORTH 00°26'32" EAST 1149.96 FEET ALONG SAID WEST SECTION LINE; THENCE SOUTH 89°26'41" EAST 290.40 FEET PARALLEL WITH THE EAST-WEST 1/4 LINE OF SAID SECTION 7; THENCE NORTH 00°26'32" EAST 150.00 FEET PARALLEL WITH SAID WEST SECTION LINE TO SAID EAST-WEST 1/4 LINE; THENCE SOUTH 89°26'41" EAST 1029.71 FEET ALONG SAID EAST-WEST 1/4 LINE TO THE EAST LINE OF THE WEST 80 ACRES OF THE SOUTHWEST 1/4 OF SAID SECTION 7 AS MONUMENTED; THENCE SOUTH 00°26'38" WEST 2432.81 FEET ALONG SAID EAST LINE AS MONUMENTED; THENCE NORTH 89°30'05" WEST 201.02 FEET PARALLEL WITH THE SOUTH LINE OF SAID SECTION 7; THENCE SOUTH 00°26'38" WEST 105.00 FEET PARALLEL WITH SAID EAST LINE AS MONUMENTED; THENCE NORTH 89°30'05" WEST 201.02 FEET PARALLEL WITH SAID SOUTH SECTION LINE; THENCE NORTH 00°26'32" EAST 90.00 FEET PARALLEL WITH SAID WEST SECTION LINE; THENCE NORTH 89°30'05" WEST 750.00 FEET PARALLEL WITH SAID SOUTH SECTION LINE; THENCE NORTH 00°26'32" EAST 60.00 FEET PARALLEL WITH SAID WEST SECTION LINE; THENCE NORTH 89°30'05" WEST 168.00 FEET PARALLEL WITH SAID SOUTH SECTION LINE TO THE POINT OF BEGINNING. CONTAINING 71.91 ACRES, MORE OR LESS, AND BEING SUBJECT TO ALL EASEMENTS, RESTRICTIONS, AND RIGHTS-OF-WAY OF RECORD.

WITNESSES TO SECTION CORNERS:

SECTION 7, TOWNSHIP 4 NORTH, RANGE 5 WEST,
ROXAND TOWNSHIP, EATON COUNTY, MICHIGAN

SOUTHWEST CORNER, SECTION 7

FOUND 3/4" BAR WITH REMON CAP #30090		
FOUND N&T, #41103, W. SIDE TRIPLE APPLE	N40°E	97.49'
FOUND N&T, #41103, S. SIDE POWER POLE	N70°E	147.16'
FOUND 1/2" BAR & CAP #41103	S38°W	61.48'
FOUND M-5, T4N, R6W, REMON IN MONUMENT BOX	SOUTH	18.48'

WEST 1/4 CORNER, SECTION 7

FOUND 3/4" BAR WITH REMON CAP #31602 IN MONUMENT BOX		
FOUND N&T, "EATON CO.", N. SIDE UTILITY POLE	N65°W	43.34'
FOUND N&T, "EATON CO.", SE. SIDE UTILITY POLE	N45°E	45.12'
FOUND N&T, "EATON CO.", NE. SIDE 20" WALNUT	S45°E	57.62'
FOUND M-4, T4N, R6W, REMON IN MONUMENT BOX	SOUTH	16.05'

EAST 1/4 CORNER, SECTION 12, T4N, R6W

FOUND 3/4" BAR WITH REMON CAP #30090		
FOUND N&T, "EATON CO.", N. SIDE UTILITY POLE	N42°W	52.70'
FOUND N&T, "EATON CO.", SE. SIDE UTILITY POLE	N30°E	59.56'
SET 1/2" BAR & CAP #71287	WEST	37.06'
FOUND A-4, T4N, R5W, REMON IN MONUMENT BOX	NORTH	16.05'

SOUTH 1/4 CORNER, SECTION 7

FOUND 3/4" BAR WITH REMON CAP #31602		
FOUND N&T, "EATON CO.", E. SIDE 35" PINE	S03°E	36.62'
FOUND N&T, "EATON CO.", E. SIDE UTILITY POLE	N04°W	65.04'
FOUND N&T, "EATON CO.", NW. SIDE CORNER FENCE POST	S58°W	47.14'
FOUND N&T, "EATON CO.", S. SIDE UTILITY POLE	N79°W	327.92'

CENTER OF SECTION 7

FOUND 3/4" BAR WITH REMON CAP #31602		
FOUND N&T, "EATON CO.", S. SIDE 12" MAPLE	N53°E	47.14'
FOUND N&T, "EATON CO.", N. SIDE 20" MAPLE	S68°W	56.14'
FOUND N&T, "EATON CO.", S. SIDE 14" MAPLE	S45°W	34.24'
FOUND STEEL T-POST	N16°E	34.36'

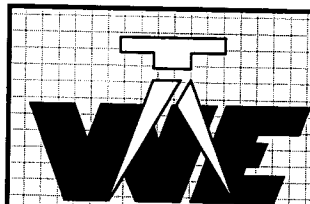
CERTIFICATION STATEMENT:

I, MATTHEW C. KUNKEL, PROFESSIONAL SURVEYOR #71287, CERTIFY THAT THIS SURVEY WAS MADE UNDER MY DIRECTION, THAT ALL CORNERS HAVE BEEN MARKED AS SHOWN, THAT THE RELATIVE POSITIONAL PRECISION OF THE CORNERS IDENTIFIED ON THIS SURVEY AND SHOWN THEREON ARE WITHIN THE LIMITS CONSIDERED ACCEPTABLE BY THOSE IN THE PRACTICE OF PROFESSIONAL SURVEYING, AND THAT THE REQUIREMENTS OF MCL SECTION 54.213 OF ACT 132 OF 1970, AS AMENDED, HAVE BEEN MET.

[Signature]



01/16/2024
DATE



WOLVERINE
Engineers & Surveyors, Inc.

312 North Street
Mason, Michigan 48854
Ph: 517-676-9200
Fx: 517-676-9396
<http://www.wolveng.com>

SURVEY FOR:

CENTENNIAL ACRES

SECTION 7, T4N, R5W, ROXAND TOWNSHIP
EATON COUNTY, MICHIGAN

SCALE:

N/A

DATE: 01/16/2024

SHEET:

3 OF 3

DRAWN:

MCK

FIELD: MCK & ALK

JOB:

23-0572



Eaton County Department of Construction Codes & Planning and Zoning

1045 Independence Boulevard, Charlotte, Michigan 48813
Telephone: (517) 543-3004 Fax: (517) 543-9924

"OUR GOAL IS TO PROVIDE A SAFER PLACE TO LIVE, WORK AND PLAY"

Department of Construction Codes & Planning and Zoning Report 1/31/2024 For Public Works & Planning Committee February 14, 2024

Department Boards:

- The **Planning Commission** met on February 6th to review and approve the 2022 and 2023 Annual reports for submittal to the Board of Commissioners; a copy of the reports are attached.
- The **Zoning Board of Appeals** did not meet in February due to lack of business. Their next meet is March 5th where they will consider application BA-3-24-1 a request for interpretation regarding existing land uses and marihuana facilities.
- The **Construction Code Board of Appeals** did not meet in January due to lack of business.
- The **Zoning Ordinance Committee** met on January 16th, discussions resulted in proposed text amendments DCA-3-24-1 and DCA-3-24-2 which will be heard by the Planning Commission on March 5th. The Zoning Ordinance Committee will meet again on February 20th at 4:00 p.m.

Online Permitting System (BS&A):

Staff met with BS&A on January 29th, 30th and 31st to begin the implementation process of our online permitting system. While the program is designed, we are in the testing phase and waiting on information from Official Payments (Eaton County's preferred vendor for credit card payments) to go live. Once we are live an email will be sent to all contractors registered with our office informing them of the online permitting process. Customers will still be able to come into the office if they choose to apply for a permit, staff will assist them with the online permit system.

Staff from Info. Systems, Property Descriptions and Equalization, Treasures Office and our office will meet on February 8th to continue discussion regarding the BS&A cloud based system for building, assessing and tax programs.

Master Plan Update:

The Master Plan was sent for the required sixty-three (63) review on January 24th. The Planning Commission will hold the required public hearing on April 23rd at 6:00 p.m. Since the January 17th Board of Commissioner's Meeting, staff has had several discussions with Mr. Eric DeYoung of Nederveld regarding the future land use for properties located in Carmel and Eaton Townships adjacent to the I-69 Interchange. Staff held a meeting with the Supervisors of each township, and Mr. DeYoung to discuss his proposal on February 5th. Staff will be attending the March 7th Eaton Township Meeting and March 21st Carmel Township Meeting.

The Draft Eaton County Master Plan is located on the Eaton County Website:

<https://www.eatoncounty.org/618/Master-Plan>

Windsor Township:

On January 9th, Windsor Township adopted Ordinance 46, the Windsor Township Michigan Construction Code Ordinance. On February 7th, they finalized the creation of their Building Department. Presently, Eaton County is the enforcement agency. We do not know when they will take over the permitting and inspections for construction projects in Windsor Township. Windsor Township did not inform us of the change. We have requested a meeting with the Windsor Township Board.

Code Enforcement (open/active):

- Work without permits nine (9)
- Hazardous buildings twenty-one (21)
- Junk thirty-nine (39)
- Zoning thirty-two (32)

No tickets were issued in the month of January.

County Wide Housing Starts		January	February	March	April	May	June	July	August	September	October	November	December	2023 Totals	2024 Totals
Delta Twp.	Site Built	2												23	2
	Mobile Homes	0												0	0
	Totals	2	0	0	0	0	0	0	0	0	0	0	0	23	2
Eaton County	Site Built	4												78	4
	Mobile Homes	0												9	0
	Totals	4	0	0	0	0	0	0	0	0	0	0	0	87	4
Eaton Rapids	Site Built	2												0	2
	Mobile Homes	0												10	0
	Totals	2	0	0	0	0	0	0	0	0	0	0	0	10	2
Grand Ledge	Site Built	0												14	0
	Mobile Homes	10												5	10
	Totals	10	0	0	0	0	0	0	0	0	0	0	0	19	10
Oneida	Site Built	0												2	0
	Mobile Homes	0												0	0
	Totals	0	0	0	0	0	0	0	0	0	0	0	0	2	0
County Wide Total		18	0	0	0	0	0	0	0	0	0	0	0	141	18

Monthly Activity Con Code	Tickets issued		Magistrate hearings		Court cases		Commercial Plan Review		Complaints regarding contractors		Public Surveys		TOTAL MONTH	
	"23"	"24"	"23"	"24"	"23"	"24"	"23"	"24"	"23"	"24"	"23"	"24"	"23"	"24"
MO/YR	"23"	"24"	"23"	"24"	"23"	"24"	"23"	"24"	"23"	"24"	"23"	"24"	"23"	"24"
JAN		0	1	0	0	0	2	4	0	0	4	0	7	4
FEB			0		0		4		0		0		4	0
MARCH			0		0		0		0		3		3	0
APRIL			0		0		4		0		2		6	0
MAY			0		0		5		0		2		7	0
JUNE			0		0		5		1		8		14	0
JULY	22		1		0		4		0		5		32	0
AUG	6		0		1		3		0		4		14	0
SEPT	0		1		1		4		0		2		8	0
OCT	0		0		0		4		0		3		7	0
NOV	0		0		0		7		0		2		9	0
DEC	0		0		0		4		0		2		6	0
TOTALS	28	0	3	0	2	0	46	4	1	0	37	0	117	4

Construction Inspections	Building		Electrical		Mechanical		Plumbing		TOTAL	
									MONTH	
MO/YR	"23"	"24"	"23"	"24"	"23"	"24"	"23"	"24"	"23"	"24"
JAN	224	348	132	110	211	119	78	86	645	663
FEB	240		109		106		96		551	0
MARCH	255		89		87		156		587	0
APRIL	237		98		89		182		606	0
MAY	326		104		86		177		693	0
JUNE	297		120		86		62		565	0
JULY	335		101		68		47		551	0
AUG	471		148		114		71		804	0
SEPT	432		124		59		11		626	0
OCT	437		141		114		66		758	0
NOV	361		104		97		93		655	0
DEC	347		129		121		61		658	0
TOTALS	3962	348	1399	110	1238	119	1100	86	7699	663

Construction Permits	Building		Electrical		Mechanical		Plumbing		TOTAL	
									MONTH	
MO/YR	"23"	"24"	"23"	"24"	"23"	"24"	"23"	"24"	"23"	"24"
JAN	50	33	69	71	85	84	44	51	248	239
FEB	64		46		63		259		432	0
MARCH	47		57		63		78		245	0
APRIL	78		82		71		46		277	0
MAY	83		64		64		35		246	0
JUNE	68		80		75		34		257	0
JULY	91		80		60		22		253	0
AUG	90		79		60		40		269	0
SEPT	143		116		74		31		364	0
OCT	65		103		107		35		310	0
NOV	67		140		174		142		523	0
DEC	63		58		96		21		238	0
TOTALS	909	33	974	71	992	84	787	51	3662	239

Construction Enforcements	WWOP	WWOP	WWOP	WWOP	HAZ BLDG	HAZ BLDG	HAZ BLDG	HAZ BLDG
	(NEW)	(NEW)	(CLOSED)	(PENDING)	(NEW)	(NEW)	(CLOSED)	(PENDING)
		2023 carryover 7				2023 carryover 21		
MO/YR	2023	2024	2024	2024(PENDING)	2023	2024	2024	2024(PENDING)
JAN	22	3	1	9	7	0	0	21
FEB	20				5			
MARCH	14				5			
APRIL	20				0			
MAY	9				5			
JUNE	12				2			
JULY	14				0			
AUG	8				3			
SEPT	5				1			
OCT	3				5			
NOV	1				0			
DEC	2				1			
TOTALS	130	3	1	9	34	0	0	21
			TOTAL WORK WITHOUT PERMITS (WWP) & HAZARDOUS BUILDINGS VIOLATIONS					30

Planning & Zoning Cases	Conditional Use Permits		Board of Appeals		Administrative Variances		District Change Amendments		Site Plan Reviews		Zoning Referrals		Private Roads		Agricultural Buildings		Lot Line Adjustments		Land Divisions Reviewed		TOTAL	
																					MONTH	
MO/YR	"23"	"24"	"23"	"24"	"23"	"24"	"23"	"24"	"23"	"24"	"23"	"24"	"23"	"24"	"23"	"24"	"23"	"24"	"23"	"24"	"23"	"24"
JAN	0	0	0	0	0	0	0	0	0	0	19	10	0	0	0	1	1	1	2	1	22	13
FEB	0	0	0	0	0		0	0	0		16		0		2		5		1		24	0
MARCH	0	1	0	1	0		0	2	0		19		0		2		1		3		25	4
APRIL	4		1		0		1		0		22		0		3		0		1		32	0
MAY	3		2		0		0		0		22		0		3		2		2		34	0
JUNE	0		0		0		0		0		22		0		1		2		1		26	0
JULY	0		0		0		0		0		32		0		1		3		1		37	0
AUG	1		0		0		1		0		25		0		4		4		2		37	0
SEPT	1		0		0		0		0		25		0		4		2		1		33	0
OCT	4		0		0		0		0		21		0		1		3		3		32	0
NOV	0		0		0		0		0		16		0		1		2		1		20	0
DEC	2		1		0		0		0		9		0		1		2		1		16	0
TOTALS	15	1	4	1	0	0	2	2	0	0	248	10	0	0	23	1	27	1	19	1	338	17

Planning & Zoning Enfor.	JUNK	JUNK	JUNK	JUNK	ZONING	ZONING	ZONING	ZONING
	(NEW)	(NEW)	(CLOSED)	(PENDING)	(NEW)	(NEW)	(CLOSED)	(PENDING)
		2023 carryover: 39				2023 carryover: 33		
MO/YR	2023	2024	2024	2024(PENDING)	2023	2024	2024	2024(PENDING)
JAN	3	0	0	39	2	0	1	32
FEB	2				1			
MARCH	7				3			
APRIL	2				1			
MAY	2				3			
JUNE	1				2			
JULY	0				0			
AUG	1				0			
SEPT	2				1			
OCT	3				3			
NOV	0				5			
DEC	0				0			
TOTALS	23	0	0	39	21	0	1	32
			TOTAL PENDING JUNK & ZONING VIOLATIONS					71

2022 ANNUAL REPORT

Eaton County Planning Commission

This Annual Report is prepared for the Eaton County Board of Commissioners by the Eaton County Planning Commission as required by the Michigan Zoning Enabling Act (PA 110 of 2006) and Michigan Planning Enabling Act (PA 33 of 2008) to document planning and zoning activities each year. The following report identifies the activities of the Planning Commission and Zoning Board of Appeals for 2022.



INTRODUCTION

The Eaton County Planning Commission functions under and has their powers and duties set forth by the Michigan Zoning Enabling Act (PA 110 of 2006) and Michigan Planning Enabling Act (PA 33 of 2008). The Michigan Planning Enabling Act (MPEA) provides for the creation, organization, powers and duties of Planning Commissions. The Michigan Zoning Enabling Act (MZEA) provides for the adoption of zoning ordinances and the establishment of zoning districts and prescribes powers and duties of certain officials including the Planning Commission.

Section 308 of the MZEA (MCL 125.3308) required the Planning Commission to prepare a report for the legislative body on the administration and enforcement of the Zoning Ordinance.

Section 19 of the MPEA (MCL 125.3819) requires the Eaton County Planning Commission to make an annual written report to the County Board of Commissioners.

This report is to provide the Board with a summary of the planning activities over the past year.

MEMBERSHIP

The MPEA states that membership of the Planning Commission shall be representative of important segments of the community, such as the economic, governmental, educational, and social development of the local unit of government, in accordance with the major interests as they exist in the local unit of government, such as agriculture, natural resources, recreation, education, public health, government, transportation, industry, and commerce. The membership shall also be representative of the entire geography of the local unit of government to the extent practicable.

In 2022, the Planning Commission's membership was as follows:

Brian Ross, Chairperson	Lisa Lawitzke
Ben Tirrell, Vice – Chairperson	Bruce Porter
Mike Hosey, Secretary	Zachary Dillinger
Jim Mott, BOC Representative	Tim Cattron
Barbara Rogers, BOC Representative	

Department Staff for 2022 was as follows:

Claudine Williams, Director of Community Development and Housing
Brandy Miller, Planning and Zoning Assistant/Code Enforcement Officer

MEETINGS

Regular meetings of the Planning Commission were scheduled for the First Tuesday of the month at 7:00 p.m. All meetings were held in compliance with the Open Meetings Act (PA 267 of 1976). Meetings were held in the Board of Commissioners Room of the Eaton County Courthouse building.

- The Planning Commission held eight (8) regular meetings and one (1) special meeting.
- The Planning Commission Subcommittees held a total of three (3) meetings.

EATON COUNTY PLANNING AND ZONING

Eaton County has been administering planning and zoning activities for the county for almost 60 years, beginning on October 1, 1959.

The current Planning Commission consists of nine (9) members authorized with overseeing zoning and planning related matters within Eaton County's Zoning Jurisdiction. This includes all land within Eaton County excluding a portion of the City of Lansing, Delta, Windsor, Oneida and Benton Charter Townships and any cities and villages. Hamlin Township began administering zoning for their township in October of 2022.

County planning and zoning provides a regional perspective, creates consistency, and is in line with the State of Michigan's goal to work regionally together. County planning and zoning ensures a regional view and wise planned growth within our community.

PLANNING COMMISSION RESPONSIBILITIES

The Planning Commission's basic duties and responsibilities include the following:

- Conduct public hearings as required by the Zoning Ordinance and the MZEA and MPEA, making specific determinations on each matter.
- Make comprehensive reviews and recommend changes to the Ordinance periodically in cooperation with affected Township Boards of Trustees.
- Make recommendations to the Board of Commissioners on Zoning Ordinance Text Amendments in accordance with the MZEA, Eaton County Zoning Ordinance and the Eaton County Master Plan.
- Make recommendations to the Board of Commissioners on rezoning requests (Zoning Map Amendments) in accordance with the MZEA, Eaton County Zoning Ordinance and the Eaton County Master Plan.
- Make recommendations to the Board of Commissioners on amendments to the Purchase of Development Rights (PDR) Ordinance in accordance with the MZEA.
- Update and maintain the Eaton County Master Plan in accordance with the MPEA.
- Review and comment on any proposed Master Plans or Master Plan amendments for any community within or adjacent to Eaton County as required by the MPEA.
- The Planning Commission is also considered a reviewing agency for applications into the Farmland and Open Space Preservation Program (PA 116).

PLANNING COMMISSION ACTIVITY IN 2022

The Planning Commission worked diligently throughout the year to uphold their responsibilities and accomplish their tasks. The following is a summary of their activity:

Conditional Use Permits: The Commission held public hearings on twelve (12) conditional use permit requests in 2022. Nine (9) new permits and three (3) changes to existing permits were approved; resulting in thirteen (13) land uses as follows:

- Five (5) Construction Contractors Establishments – one (1) each in Eaton Rapids, Hamlin and Kalamo Townships were new. Two (2) in Eaton Rapids Township were a change of conditions to existing permits.
- One (1) Surface Mine – in Vermontville Township.
- Three (3) Home Businesses – one (1) each in Hamlin, Eaton and Vermontville Townships.
- One (1) Commercial Recreation Facilities – in Eaton Township.
- Two (2) Agricultural Businesses – one (1) each in Carmel and Eaton Townships.
- One (1) Distressed Vehicle Transporter – in Walton Township.

Conditional Use Permit (CUP) Applications By Year							
	New	Change of Conditions	Withdrawn	Denied	Dismissed	Revoked	Total
2010	13	2	0	0	0	0	15
2011	7	1	3	0	0	0	11
2012	13	6	2	0	0	0	21
2013	16	0	2	1	0	0	19
2014	8	6	0	0	0	0	14
2015	32	2	0	0	0	0	34
2016	13	6	0	0	0	0	19
2017	22	6	1	0	0	0	29
2018	16	8	1	0	0	0	25
2019	8	6	0	0	0	0	14
2020	4	4	0	0	2	1	11
2021	10	5	1	0	0	0	16
2022	9	3	0	0	0	0	12
TOTALS	171	55	10	1	2	1	240

Zoning Ordinance Text Amendments: The Planning Commission did not have any requests for Zoning Ordinance text amendments in 2022.

Zoning Ordinance Map Amendments: The Planning Commission held public hearings on two (2) Zoning Ordinance Map amendment requests in 2022:

- **DCA-5-22-1:** Request by Ernest and Caren Gurka for a District Change Amendment to change the zoning of a vacant parcel of land located off from River Road identified as parcel 130-031-400-001-03, from Low Density Residential (R-1) to Limited Agricultural (LA). The property is located in Section 31, Bellevue Township.
- **DCA-7-22-2:** Request by Garrett and Kellie Madry for a District Change Amendment to change the zoning of property located at 11260 Pine Hwy, from Low Density Residential (R-1) to Limited Agricultural (LA). The property is located in Section 30, Bellevue Township.

All map amendments were recommended for approval to the Board of Commissioners; they were approved and adopted.

Sub Committee Meetings:

- The Site Plan Review Committee did not meet in 2022.
- The Zoning Ordinance Committee held one (1) public meeting in 2022 to work on language for Wind Energy Systems.
- The Administrative Committee held two (2) public meeting review proposals for the Master Plan Update.

Farmland Agreement Applications: The Planning Commission reviewed and commented on two (2) Farmland Agreement applications in Kalamo and Roxand Townships. Total acreage of land entering into the program was two-hundred thirty-three (233) acres.

Surface Mine Inspections: Staff conducted inspections of all ten (surface) mines in 2022.

Purchase of Development Rights (PDR): Eaton County received funding from the Michigan Department of Agriculture and Rural Development (MDARD) to protect a one-hundred seventy-one (171) acres of farm land in Eaton Rapids Township. The PDR Committee did not meet in 2022.

ZONING PERMIT AND VIOLATION ACTIVITY IN 2022

Staff issued three-hundred fifteen (315) Zoning Referrals in 2022. Thirty-six (36) junk violations were carried over from the year 2021, twenty-three (23) new ones were received and twenty-eight (28) were closed. Twenty-six (26) zoning violations were carried over from 2021, thirty-six (36) new ones were received and thirty-six (6) were closed. Details are shown on the charts located on pages 6 and 7 of this report.

CASES	Conditional Use Permits		Board of Appeals		Adminis- trative Variances		District Change Amend- ments		Site Plan Reviews		Zoning Referrals		Private Roads		Agricultural Buildings		Lot Line Adjustments		Land Divisions Reviewed		TOTAL	
																					MONTH	
MO/YR	"21"	"22"	"21"	"22"	"21"	"22"	"21"	"22"	"21"	"22"	"21"	"22"	"21"	"22"	"21"	"22"	"21"	"22"	"21"	"22"	"21"	"22"
JAN	1	0	0	0	0	0	0	0	0	0	18	18	0	0	3	5	5	8	4	6	31	37
FEB	1	4	1	1	0	0	0	0	0	0	8	16	0	0	1	0	2	0	1	3	14	24
MARCH	0	0	1	0	0	0	0	0	1	0	31	20	1	0	6	1	2	3	5	4	47	28
APRIL	1	0	0	1	0	0	2	0	0	0	38	38	0	0	8	3	3	3	4	6	56	51
MAY	0	2	0	0	0	0	0	1	2	0	39	36	0	0	4	3	2	2	4	2	51	46
JUNE	3	1	2	0	0	0	1	0	0	0	33	38	0	0	0	0	4	4	2	4	45	47
JULY	1	2	0	1	0	0	0	1	0	0	27	31	0	0	1	2	7	2	2	4	38	43
AUG	1	1	1	0	0	0	0	0	1	0	31	37	0	0	2	3	4	2	6	2	46	45
SEPT	4	1	0	1	0	0	0	0	0	0	25	29	0	0	3	2	3	2	4	4	39	39
OCT	2	1	0	1	0	0	0	0	0	0	21	26	0	0	2	1	2	1	1	4	28	34
NOV	0	0	0	0	0	0	2	0	0	0	12	14	0	0	1	0	3	2	2	3	20	19
DEC	2	0	1	1	0	0	1	0	0	0	14	12	0	0	1	5	2	6	6	0	27	24
TOTALS	16	12	6	6	0	0	6	2	4	0	297	315	1	0	32	25	39	35	41	42	442	437

CASES	JUNK	JUNK	JUNK	JUNK	ZONING	ZONING	ZONING	ZONING
	(NEW)	(NEW)	(CLOSED)	(PENDING)	(NEW)	(NEW)	(CLOSED)	(PENDING)
		2021 carryover: 36				2021 carryover: 26		
MO/YR	2021	2022	2022	2022(PENDING)	2021	2022	2022	2022(PENDING)
JAN	0	1	16	21	3	7	14	19
FEB	1	1	1	21	1	0	0	19
MARCH	0	1	1	21	1	2	4	17
APRIL	2	6	3	24	1	3	2	18
MAY	5	6	1	29	8	2	0	20
JUNE	2	0	1	28	0	1	1	20
JULY	2	1	3	26	7	10	6	24
AUG	1	1	0	27	4	5	2	27
SEPT	0	2	1	28	3	1	0	28
OCT	4	1	1	28	6	1	3	26
NOV	1	2	0	30	0	4	3	27
DEC	0	1	0	31	1	0	1	26
TOTALS	18	23	28	31	35	36	36	26
			TOTAL PENDING JUNK & ZONING VIOLATIONS					57

PLANNING ACTIVITY FOR 2023 (Goals)

- The Planning Commission will continue to work on updating the 2012 County Master Plan.
- The Planning Commission will continuously review the Zoning Ordinance and will make recommendations to the Board of Commissioners on amendments to the Zoning Ordinance as needed.
- The Planning Commission will also maintain the open lines of communication with townships. The Planning Commission and staff believe communication with our townships is important to best service the people of Eaton County.

ZONING BOARD OF APPEALS (ZBA) ACTIVITY IN 2022

The Zoning Board of Appeals acts upon questions as they arise in the administration of the Zoning Ordinance. The Zoning Board of Appeals may reverse or affirm wholly or partly or may modify the order, requirement, decision, or determination of the Development Official, the Site Plan Review Committee, the Planning Commission, or any other official administering or enforcing the provisions of the Zoning Ordinance.

ZONING BOARD OF APPEALS RESPONSIBILITIES

The Zoning Board of Appeals basic duties and responsibilities include the following:

- Conduct public hearings as required by the Zoning Ordinance and the MZEA, making specific determinations on each matter.

Regular meetings of the Board of Appeals were scheduled for the first Tuesday of the month at 6:00 p.m. The Board of Appeals met six (6) times in 2022. All meetings were held in compliance with the Open Meetings Act (PA 267 of 1976).

In 2022, the Board of Appeals membership was as follows:

Nikki Chmielewski, Chairperson	Charamy Cleary
Don Chase, Vice – Chairperson	Jeremy Whittum (alternate)
April Stopczynski, Secretary	
Tim Cattron (Planning Commission Representative)	

The Zoning Board of Appeals heard eight (8) requests from six (6) applicants in 2022. The table on the following page indicates the type and number of request with the Zoning Board of Appeals decision.

2022 Zoning Board of Appeals Requests					
Type of Action	Approved	Denied	Postponed	Withdrawn	Total
Variance for setback of accessory building to communication tower	1				1
Review of Planning Commission's Decision		1			1
Review of Staff Decision			1		1
Variance for minimum parcel size	1				1
Variance for minimum road frontage for a parcel	1				1
Variance for number of parking spaces		1			1
Variance for required landscaping	1				1
Variance for square footage allow for rental storage building	1				1
TOTALS 2022	5	2	1		8

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INTRODUCTION

The Eaton County Planning Commission functions under and has their powers and duties set forth by the Michigan Zoning Enabling Act (PA 110 of 2006) and Michigan Planning Enabling Act (PA 33 of 2008). The Michigan Planning Enabling Act (MPEA) provides for the creation, organization, powers and duties of Planning Commissions. The Michigan Zoning Enabling Act (MZEA) provides for the adoption of zoning ordinances and the establishment of zoning districts and prescribes powers and duties of certain officials including the Planning Commission.

Section 308 of the MZEA (MCL 125.3308) required the Planning Commission to prepare a report for the legislative body on the administration and enforcement of the Zoning Ordinance.

Section 19 of the MPEA (MCL 125.3819) requires the Eaton County Planning Commission to make an annual written report to the County Board of Commissioners.

This report is to provide the Board with a summary of the planning activities over the past year.

MEMBERSHIP

The MPEA states that membership of the Planning Commission shall be representative of important segments of the community, such as the economic, governmental, educational, and social development of the local unit of government, in accordance with the major interests as they exist in the local unit of government, such as agriculture, natural resources, recreation, education, public health, government, transportation, industry, and commerce. The membership shall also be representative of the entire geography of the local unit of government to the extent practicable.

In 2023, the Planning Commission's membership was as follows:

Brian Ross, Chairperson	Lisa Lawitzke
Ben Tirrell, Vice – Chairperson	Bruce Porter
Mike Hosey, Secretary	Zachary Dillinger
Frank Holmes, BOC Representative	Tim Cattron
Scott Hansen, BOC Representative	

Department Staff for 2023 was as follows:

Claudine Williams, Director of Community Development and Housing
Chris Garrison, Director of the Department of Construction Codes & Planning and Zoning
Brandy Miller, Planning and Zoning Administrator/Code Enforcement Officer
Tammy Alger, Planning and Zoning Assistant

MEETINGS

Regular meetings of the Planning Commission were scheduled for the First Tuesday of the month at 7:00 p.m. All meetings were held in compliance with the Open Meetings Act (PA 267 of 1976). Meetings were held in the Board of Commissioners Room of the Eaton County Courthouse building.

- The Planning Commission held eight (8) regular meetings and five (5) special meetings.
- The Planning Commission Subcommittees held a total of one (1) meeting.

EATON COUNTY PLANNING AND ZONING

Eaton County has been administering planning and zoning activities for the county since October 1, 1959.

The current Planning Commission consists of nine (9) members authorized with overseeing zoning and planning related matters within Eaton County's Zoning Jurisdiction. This includes all land within Eaton County excluding a portion of the City of Lansing, Delta, Windsor, Oneida and Benton Charter Townships, Hamlin Township and any cities and villages.

County planning and zoning provides a regional perspective, creates consistency, and is in line with the State of Michigan's goal to work regionally together. County planning and zoning ensures a regional view and wise planned growth within our community.

PLANNING COMMISSION RESPONSIBILITIES

The Planning Commission's basic duties and responsibilities include the following:

- Conduct public hearings as required by the Zoning Ordinance and the MZEA and MPEA, making specific determinations on each matter.
- Make comprehensive reviews and recommend changes to the Ordinance periodically in cooperation with affected Township Boards of Trustees.
- Make recommendations to the Board of Commissioners on Zoning Ordinance Text Amendments in accordance with the MZEA, Eaton County Zoning Ordinance and the Eaton County Master Plan.
- Make recommendations to the Board of Commissioners on rezoning requests (Zoning Map Amendments) in accordance with the MZEA, Eaton County Zoning Ordinance and the Eaton County Master Plan.
- Make recommendations to the Board of Commissioners on amendments to the Purchase of Development Rights (PDR) Ordinance in accordance with the MZEA.
- Update and maintain the Eaton County Master Plan in accordance with the MPEA.
- Review and comment on any proposed Master Plans or Master Plan amendments for any community within or adjacent to Eaton County as required by the MPEA.
- The Planning Commission is also considered a reviewing agency for applications into the Farmland and Open Space Preservation Program (PA 116).

PLANNING COMMISSION ACTIVITY IN 2023

The Planning Commission worked diligently throughout the year to uphold their responsibilities and accomplish their tasks. The following is a summary of their activity:

Conditional Use Permits: The Commission held public hearings on fifteen (15) conditional use permit requests for sixteen land (16) uses in 2023. Seven (7) new permits and eight (8) changes to existing permits were approved, one (1) land use request was withdrawn; resulting in sixteen (16) land uses as follows:

- Six (6) Construction Contractors Establishments – one (1) in Walton Township was new. Three (3) in Eaton Rapids Township and one (1) each in Kalamo and Vermontville Townships were a change of conditions to existing permits.
- One (1) Surface Mine – in Eaton Township.
- One (1) Religious Institution– change of conditions in Carmel Township.
- One (1) Home Business – in Brookfield Township.
- One (1) Commercial Recreation Facilities – change of conditions in Eaton Township.
- One (1) Agricultural Business – change of conditions in Eaton Rapids Township.
- One (1) Day Care Facility – in Brookfield Township.
- Two (2) Government Facilities – one (1) each in Brookfield and Walton Township.
- One (1) Open Air Storage – in Walton Township was withdrawn.
- One (1) Park – in Sunfield Township.

Conditional Use Permit (CUP) Applications By Year							
	New	Change of Conditions	Withdrawn	Denied	Dismissed	Revoked	Total
2011	7	1	3	0	0	0	11
2012	13	6	2	0	0	0	21
2013	16	0	2	1	0	0	19
2014	8	6	0	0	0	0	14
2015	32	2	0	0	0	0	34
2016	13	6	0	0	0	0	19
2017	22	6	1	0	0	0	29
2018	16	8	1	0	0	0	25
2019	8	6	0	0	0	0	14
2020	4	4	0	0	2	1	11
2021	10	5	1	0	0	0	16
2022	9	3	0	0	0	0	12
2023	7	8	1	0	0	0	16
TOTALS	165	61	11	1	2	1	241

Zoning Ordinance Text Amendments: The Planning Commission held one (1) public hearing in reference to a Zoning Ordinance text amendment request in 2023:

- **DCA-8-23-2:** Request by Eaton County Planning Commission to amend the Eaton County Land Development Code (Zoning Ordinance). Article 7 Land Development Districts, add Wind Energy Systems as a use in Sections 7.3.3 & 7.3.4 (Limited Agricultural) and Section 7.6.4 (Industrial); Article 14 Specific Provisions and Requirements, amend Section 14.5 Community Service Facility and add Section 14.41 Wind Energy System (WES).

Zoning Ordinance Map Amendments: The Planning Commission held one (1) public hearing in reference to a zoning Ordinance Map amendment request in 2023:

- **DCA-4-23-1:** Request by Paul Elieff, owner of 125 STJOE LLC, for a District Change Amendment to change the zoning of property located at 1540 Island Highway, from Industrial (I) to Limited Agricultural (LA). The property is located in Section 17, Eaton Township.

All amendments were recommended for approval to the Board of Commissioners; they were approved and adopted.

Sub Committee Meetings:

- The Site Plan Review Committee did not meet in 2023.
- The Zoning Ordinance Committee held five (5) public meetings in 2023 to discuss potential amendments to the Zoning Ordinance.
- The Administrative Committee did not meet in 2023.

Farmland Agreement Applications: The Planning Commission reviewed and commented on three (3) Farmland Agreement applications in Bellevue and Eaton Rapids Townships. Total acreage of land entering into the program was one-hundred six (106) acres.

Surface Mine Inspections: Staff conducted inspections of all ten (surface) mines in 2023.

Purchase of Development Rights (PDR): There were no PDR activities in 2023.

ZONING PERMIT AND VIOLATION ACTIVITY IN 2023

Staff issued two-hundred forty-eight (248) Zoning Referrals in 2023. Thirty-one (31) junk violations were carried over from the year 2022, twenty-three (23) new ones were received and fifteen (15) were closed. Twenty-six (26) zoning violations were carried over from 2022, twenty-one (21) new ones were received and fourteen (14) were closed. Details are shown on the charts located on pages 6 and 7 of this report.

Planning & Zoning Cases	Conditional Use Permits		Board of Appeals		Adminis- trative Variances		District Change Amend- ments		Site Plan Reviews		Zoning Referrals		Private Roads		Agricultural Buildings		Lot Line Adjustments		Land Divisions Reviewed		TOTAL	
																					MONTH	
MO/YR	"22"	"23"	"22"	"23"	"22"	"23"	"22"	"23"	"22"	"23"	"22"	"23"	"22"	"23"	"22"	"23"	"22"	"23"	"22"	"23"	"22"	"23"
JAN	0	0	0	0	0	0	0	0	0	0	18	19	0	0	5	0	8	1	6	2	37	22
FEB	4	0	1	0	0	0	0	0	0	0	16	16	0	0	0	2	0	5	3	1	24	24
MARCH	0	0	0	0	0	0	0	0	0	0	20	19	0	0	1	2	3	1	4	3	28	25
APRIL	0	4	1	1	0	0	0	1	0	0	38	22	0	0	3	3	3	0	6	1	51	32
MAY	2	3	0	2	0	0	1	0	0	0	36	22	0	0	3	3	2	2	2	2	46	34
JUNE	1	0	0	0	0	0	0	0	0	0	38	22	0	0	0	1	4	2	4	1	47	26
JULY	2	0	1	0	0	0	1	0	0	0	31	32	0	0	2	1	2	3	4	1	43	37
AUG	1	1	0	0	0	0	0	1	0	0	37	25	0	0	3	4	2	4	2	2	45	37
SEPT	1	1	1	0	0	0	0	0	0	0	29	25	0	0	2	4	2	2	4	1	39	33
OCT	1	4	1	0	0	0	0	0	0	0	26	21	0	0	1	1	1	3	4	3	34	32
NOV	0	0	0	0	0	0	0	0	0	0	14	16	0	0	0	1	2	2	3	1	19	20
DEC	0	2	1	1	0	0	0	0	0	0	12	9	0	0	5	1	6	2	0	1	24	16
TOTALS	12	15	6	4	0	0	2	2	0	0	315	248	1	0	25	23	35	27	42	19	437	338

Planning & Zoning Enfor.	JUNK	JUNK	JUNK	JUNK	ZONING	ZONING	ZONING	ZONING
	(NEW)	(NEW)	(CLOSED)	(PENDING)	(NEW)	(NEW)	(CLOSED)	(PENDING)
		2022 carryover: 31				2022 carryover: 26		
MO/YR	2022	2023	2023	2023(PENDING)	2022	2023	2023	2023(PENDING)
JAN	1	3	0	34	7	2	1	27
FEB	1	2	0	36	0	1	0	28
MARCH	1	7	4	39	2	3	1	30
APRIL	6	2	1	40	3	1	0	31
MAY	6	2	1	41	2	3	3	31
JUNE	0	1	0	42	1	2	2	31
JULY	1	0	0	42	10	0	1	30
AUG	1	1	3	40	5	0	4	26
SEPT	2	2	0	42	1	1	0	27
OCT	1	3	3	42	1	3	0	30
NOV	2	0	3	39	4	5	2	33
DEC	1	0	0	39	0	0	0	33
TOTALS	23	23	15	39	36	21	14	33
			TOTAL PENDING JUNK & ZONING VIOLATIONS					72

PLANNING ACTIVITY FOR 2024 (Goals)

- The Planning Commission will continue to work on updating the 2012 County Master Plan with a goal to have it completed and adopted by May of 2024.
- Once the Master Plan is adopted the Planning Commission will begin working to achieve the overall goals as listed in Chapter 11 of the Master Plan.
- The Planning Commission will continuously review the Zoning Ordinance and will make recommendations to the Board of Commissioners on amendments to the Zoning Ordinance as needed.
- The Planning Commission will also maintain the open lines of communication with townships. The Planning Commission and staff believe communication with our townships is important to best service the people of Eaton County.

ZONING BOARD OF APPEALS (ZBA) ACTIVITY IN 2023

The Zoning Board of Appeals acts upon questions as they arise in the administration of the Zoning Ordinance. The Zoning Board of Appeals may reverse or affirm wholly or partly or may modify the order, requirement, decision, or determination of the Development Official, the Site Plan Review Committee, the Planning Commission, or any other official administering or enforcing the provisions of the Zoning Ordinance.

ZONING BOARD OF APPEALS RESPONSIBILITIES

The Zoning Board of Appeals basic duties and responsibilities include the following:

- Conduct public hearings as required by the Zoning Ordinance and the MZEA, making specific determinations on each matter.

Regular meetings of the Board of Appeals were scheduled for the first Tuesday of the month at 6:00 p.m. The Board of Appeals met four (4) times in 2023. All meetings were held in compliance with the Open Meetings Act (PA 267 of 1976).

In 2023, the Board of Appeals membership was as follows:

Nikki Chmielewski, Chairperson

Charamy Cleary

Don Chase, Vice – Chairperson

Mark Stahl (alternate)

Tim Cattron (Planning Commission Representative)

April Stopczynski, Secretary (resigned in Sept.); Rob Cook was appointed in October.

The Zoning Board of Appeals heard seven (7) requests from five (5) applicants in 2023. The table on the following page indicates the type and number of request with the Zoning Board of Appeals decision.

2023 Zoning Board of Appeals Requests				
Type of Action	Approved	Denied	Withdrawn	Total
Variance for number of signs	1			1
Variance for setback of accessory building to communication tower	1			1
Review of Planning Commission's Decision		1		1
Variance for setback of animal holding area	1			1
Variance for setback from road right-of-way	1			1
Variance for setback from side property line	1			1
Variance for setback from rear property line	1			1
TOTALS 2023	6	1		7