

**EATON COUNTY
ZONING ORDINANCE COMMITTEE MEETING
October 27, 2021**

Call to Order: The meeting was called to order at 3:00 p.m. in the Board of Commissioners Room, Eaton County Courthouse, 1045 Independence Blvd., Charlotte, MI 48813.

Planning Commission Committee Members present: Ben Tirrell, and Jim Mott

Staff present: Claudine Williams and Brandy Miller

Public Comments: none

Ms. Williams stated she sent the Zoning Ordinance Committee the general text amendment as previously discussed and proposed wind ordinance.

Discussion on District Change Amendment Application:

She stated she would like the Planning Commission to move forward with the general text amendment as a formal District Change Amendment Application, which would be heard by the Planning Commission in December.

She stated the only change she made to temporary housing from the last meeting was removing the harmonious language on page two.

Ms. Williams noted Commissioner Cattron e-mailed a comment, on page four; he believes it would read better if worded differently. Ms. Williams read Commissioner Cattron's e-mail. **Commissioner Mott** stated he believes they say the same thing. **Commissioner Tirrell** stated he is fine with the change.

Ms. Williams stated she included a sentence on page five referring back to Article 11 of the Zoning Ordinance because Surface Mines are allowed to have additional signage.

Ms. Williams asked Mr. Phil Bombrys if he was present to discuss the temporary housing/camping or wind. Mr. Bombrys stated he was here to discuss camping; he believes his concerns have been addressed. He did not want to end up with people squatting on property. **Commissioner Tirrell** asked Mr. Bombrys about the thirty days as listed in the Zoning Ordinance.

Ms. Williams said on page four, highlighted item k is proposing to allow for a Construction Contractors Establishment in a Local Business Zoning District with a Site Plan Review. She stated the use is allowed for in General Business (C-2) and Limited Agricultural, but not Local Business (C-1). **Commissioner Mott** asked if this was a problem. Ms. Williams said there is a property owner that would like to operate a Construction Contractors Establishment, but their property is zoned Local Business. **Commissioner Mott** asked if this change would prevent the re-zoning of the property. Ms. Williams said yes. **Commission Tirrell** asked if it could be a use by Conditional Use Permit rather than the proposed Site Plan Review. Ms. Williams said yes.

Discussion on Wind Energy Systems:

Ms. Williams stated on page two, item seven still needs to be fixed. She stated item nine is highlight in green because she wanted to remember to let the Zoning Ordinance Committee know the language was approved by the Drain Commissioner.

Ms. Williams said on page three, item four, she was not sure if the Zoning Ordinance Committee wanted to include a third party review or not. Discussion was held. Ms. Williams stated she would change it back to say other documents. Ms. Williams stated item five was moved to be with the application requirements. She asked if they would like item seven to be included. **Commissioner Tirrell** and **Commissioner Mott** both said yes.

Ms. Williams stated on page four, the Drain Commissioner's Office agreed with the proposed language, but suggested adding the language highlighted in green.

Ms. Williams stated on page five, the Drain Commissioner's Office also suggested adding the language highlighted in green. **Commissioner Tirrell** asked if the language was already in the proposed text. Ms. Williams said yes. **Commissioner Mott** agreed. Ms. Williams stated shadow flicker was moved to application requirements. She stated it was also left in under regulations and conditions; she described the difference. **Commissioner Tirrell** stated the word eliminate should be changed to minimize. Ms. Williams stated environment impact was moved to the front as well, it was left here for regulation and conditions.

Ms. Williams stated on page six the items in yellow at the bottom of the page were added. She stated the Planning Commission could remove them if they would like. Ms. Hatt stated she is concerned about requiring a complainant to submit their information. Ms. Williams stated it is so the company knows who to contact.

Ms. Williams stated page seven as built site drawing language was added. The Zoning Ordinance Committee removed Item 9.b. on page seven. They suggested adding language under item ten if it cannot be achieved in forty-five days, a plan must be submitted for approval. Anemometer tower was removed from item ten, enforcement.

Ms. Williams stated page eight, item three, sound study language was added. **Commissioner Mott** stated it is not a bad idea for future complaints. Ms. Williams stated item L is new proposed language. The Zoning Ordinance Committee agreed with the language.

Ms. Williams stated the next meeting of the Zoning Ordinance Committee is December 15th.

Public comment: none

Meeting adjourned at 4:20 p.m.