

**EATON COUNTY PLANNING COMMISSION
ZONING ORDINANCE COMMITTEE
NOTICE OF PUBLIC MEETING**

NOTICE IS HEREBY GIVEN of a public meeting of the Eaton County Planning Commission Zoning Ordinance Committee **Tuesday, January 21, 2025** at **4:00 p.m.** at the Eaton County Courthouse, 1045 Independence Blvd., Charlotte, MI.

The purpose of this meeting is to discuss possible updates to the Eaton County Land Development Code (Zoning Ordinance).

Comments may be made to the Eaton County Department of Construction Codes & Planning and Zoning in writing or at the meeting at 1045 Independence Blvd., Charlotte Michigan, Monday-Friday 8:00 a.m. to 5:00 p.m. Auxiliary aids are provided to individuals with disabilities at the hearing upon notice to 517-543-3689.

EATON COUNTY Zoning Ordinance Committee Meeting

NOTICE OF MEETING:

DATE: January 21, 2025

TIME: 4:00 p.m.

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

AGENDA:

1. Approval of Agenda ***January 21, 2025***
2. Approval of Minutes ***October 15, 2024***
3. Public Comment
4. Discussion regarding potential amendments to the Zoning Ordinance:
 - Legal Non-Nonconformities Article 12 – Further define “lawfully” as it relates to legal non-conformities. Example, could state, federal, township aerial photographs be used if they are dated.
 - Accessory structures located in Residential Zoning Districts (R-1, R-2 and R-3) - Should the size and number of buildings be regulated if the buildings comply with the use of the property and overall lot coverage restrictions.
 - Agricultural Exempt Buildings – Section 3.6.4 Agricultural Buildings – remove this section from the Zoning Ordinance as it is not how they have been regulated. Agricultural Buildings are only exempt from receiving Building Permit per PA 230 of 1972; they are not exempt from Zoning Requirements.
 - Develop regulations and conditions for a Commercial Recreational Facility as defined in Article 5 of the Zoning Ordinance.
5. Public Comment
6. Adjournment

**EATON COUNTY
ZONING ORDINANCE COMMITTEE MEETING
October 15, 2024**

Call to Order: The meeting was called to order at 4:00 p.m. in the Board of Commissioners Room, Eaton County Courthouse, 1045 Independence Blvd., Charlotte, MI 48813.

Planning Commission Committee Members present: Jim Mott, Brian Ross, Ben Tirrell, and Tim Catron.

Staff present: Brandy Miller, Chris Garrison, and Tammy Alger

Public in Attendance: Eric DeYoung, Drew Marks

Agenda: The October 15, 2024 agenda was accepted as printed.

Minutes: The August 20, 2024 minutes were approved as printed.

*** Uses in Commercial Districts** - Mr. DeYoung stated that during the Master Plan discussions the public appeared open to creating more industrial zoning. He stated he sent out an email correspondence which listed various types of industrial businesses that may be well suited for Eaton County. Discussion was held regarding the items on the list and what may be appropriate for Eaton County, as well as what uses are allowed in the different zoning districts.

Ms. Miller stated DCA applications could be submitted for possible changes to C1, C2, and Industrial zoning districts to accommodate some of the proposed uses. She stated in making any changes, a priority would be to ensure these spaces are not detrimental to neighboring residences. Further discussion was held. **Member Ross** stated if the townships were made aware of what was being asked, they may be more receptive to some of these uses.

Mr. Garrison stated that industrial uses have changed in meaning and operation since the eighties. He stated that updating the zoning ordinance to reflect modern uses and terminology could be beneficial for future developers submitting proposals.

Ms. Miller stated the list of industrial types and uses did not provide enough information for the Zoning Ordinance Committee to make an appropriate decision. She stated by getting more specific with the definitions, there will be less room for misinterpretation.

Member Ross stated he would like this information to also be presented to Eaton Township in order to provide a better explanation of what is being asked. He stated the goal would be to submit a well formulated DCA. Ms. Miller stated that if a DCA were submitted, it would be going against the Master Plan that the Planning Commission approved.

Mr. Garrison asked if the current uses for C1 and C2 should be improved. **Member Ross** stated they can be improved.

Discussion was held regarding PUD applications.

Member Cattron stated there should be a difference between light and heavy industrial. Ms. Miller stated the Planning Commission may consider reviewing the Master Plan again to decide which areas should be light versus heavy. Discussion was held regarding light and heavy industrial use.

Other Business: Ms. Miller stated accessory units can be discussed at the next Zoning Ordinance Committee Meeting. Ms. Miller stated agricultural buildings should be reviewed and possibly revised in the Zoning Ordinance. Discussion was held regarding agricultural exemptions.

The Zoning Ordinance Committee agreed to meet in January unless Mr. DeYoung provided an updated list in time for a December meeting.

Meeting Adjourned 4:59 p.m.