

EATON COUNTY PLANNING COMMISSION

NOTICE OF MEETING:

DATE: September 2, 2025

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 **September 2, 2025**
6. Approval of Minutes **July 8, 2025**
7. Public Comments
8. Public Hearings of Conditional Use Permit and District Change Amendment Applications:
9. **CU-9-25-5:** Request by Vertical Bridge for a Conditional Use Permit to allow for construction of a telecommunication tower per Section 14.27 of the Zoning Ordinance at 4181 S. Ionia Road, Section 4, Bellevue Township.
10. **CU-9-25-6:** Request by Michael Risko and Nadia Vizveta for a Conditional Use Permit to operate Commercial Recreation Facility (rental venue for weddings, events, etc.) as defined in Zoning Ordinance Section 5.3.3 C at 58 Danford Lane, Section 15, Eaton Rapids Township.
11. **CU-9-25-7:** Request by Ben and Carol Yutzy for a Conditional Use Permit to allow for operation of an Agricultural Business (grain and feed sales) per Section 14.1 of the Zoning Ordinance at 1827 N. Ainger Road, Section 6, Carmel Township.
12. **DCA-9-25-2:** Request by Raymond Charles for a District Change Amendment to change the zoning of the property located at 2334 S. Michigan Road from Local Business (C-1) to General Business (C-2). The property is located in Section 26 of Eaton Rapids Township.
13. **DCA-5-25-1:** Request by Eaton County Planning Commission to amend the Eaton County Land Development Code (Zoning Ordinance). Amendments are proposed to the following: Article 3 Administration and Enforcement (amend Section 3.8), Article 7 Land Development Districts (amend Sections 7.3.1, 7.3.2 and 7.4A.6) and Article 14 Specific Provisions and Requirements (amend Section 14.27.4 Application Requirements, Item D.).
14. Farmland Preservation (PA 116) Applications: none
15. Other Business:
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 are three applications to be heard at the October 7, 2025 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>