

EATON COUNTY PLANNING COMMISSION

NOTICE OF MEETING:

DATE: December 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 ***December 2, 2025***
6. Approval of Minutes ***October 7, 2025 Regular Meeting & October 28, 2025 Special Meeting***
7. Public Comments
8. Public Hearings of Conditional Use Permit and District Change Amendment Applications:

CU-9-16-11: Request by Henry and Edna Mae Detweiler for a Change of Conditions of an existing Conditional Use Permit that allows for the operation of a Home Business (bakery, home goods and hardware sales) per Section 14.13 of the Ordinance at 4201 W. Vermontville Highway, Section 29, Chester Township. Specifically, the requested change is to allow for the division of the property.

CU-12-25-12: Request by Freeman, David, Dewayne, Eli and Larry Coblentz for a Conditional Use Permit to operate a campground as a Commercial Recreation Facility as defined in Zoning Ordinance Section 5.3.3 C at 9396 Sycamore Lane, Section 28 of Vermontville Township.

CU-12-25-16: Request by Raymond & Heather Charles, owners of RH Holdings LLC and Island Auto Body, for a Conditional Use Permit to allow for the operation of a vehicle repair, body shop and vehicle sales business per Zoning Ordinance Sections 14.17 New & Used Vehicle, Boat and Farm Dealer & 14.19 Commercial Garage at 2334 S. Michigan Road, Section 26 of Eaton Rapids Township.

CU-12-25-17: Request by Larry & Rebecca Coblentz and David & Lucy Coblentz for a Conditional Use Permit to allow for the operation of a Home Business (furniture production and sales) Per Section 14.13 of the Zoning Ordinance at 9277 Nashville Highway, Section 33 of Vermontville Township.

CU-12-25-18: Request by Steven & Brandi Haeck for a Conditional Use Permit to allow for the operation of a light automotive repair facility per Zoning Ordinance Section 14.37 at 3821 S. Stine Road, Section 34 of Carmel Township.

CU-12-25-22: Request by David and Brandi Fletcher for a Conditional Use Permit to allow for the operation of a private cemetery for their family per Zoning Ordinance Section 14.3 on property located off from Griffin Highway, identified as parcel 140-016-200-010-01, Section 16 of Walton Township.

DCA-12-25-6: Request by Jason Curtis & Clint Hoppes owners of JC & CJ Properties LLC for a District Change Amendment to change the zoning of property located at 11994 W. Grand Ledge Highway from Limited Agricultural (LA) and Local Business (C-1) to General Business (C-2). The property is located in Section 6 of Sunfield Township.

DCA-12-25-5: Request by Terry Smyth & Canda Jean Anthony Trust for a District Change Amendment to change the zoning of a portion of a property located at 3009 Luella Lane from Low Density Residential (R-1) to Local Business (C-1) which will be adjusted to the property located at 8587 Narrow Lake Road, Section 28 of Brookfield Township. The portion of the property to be rezoned is legally described as: Lots 1, 2 and the West 15.00 feet of Lot 3 of the Assessor's Plat of Narrow Lake as recorded in Liber 6, Page 32, Eaton County Register of Deeds, Brookfield Township, Eaton County, Michigan.

CU-3-24-1: Request by Terry Smyth for a Change of Conditions of an existing Conditional Use Permit which allows for the construction of a new two story building to be used for the operation of a convenience store, gas station, and bar/restaurant per the following sections of the Zoning Ordinance: 5.3.7 G General Retail Sales, 5.3.18 R Restaurants and 14.19 Motor Fuel Service Station at 8587 Narrow Lake Road, Section 28, Brookfield Township. Specifically, the requested change is to allow for the adjustment of additional property for storm water management and a larger structure to accommodate fire suppression tanks.

9. Farmland Preservation (PA 116) Applications: none
10. Other Business: 2025 Annual Report
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 10 applications to be heard at the December 3, 2025 special 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>