

**EATON COUNTY
PLANNING COMMISSION
June 3, 2025**

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: Ed Kemp, Frank Holmes, Ray Whitaker, Lisa Lawitzke, Scott Hansen, Tim Cattron, and Brian Ross

Absent: Zachary Dillinger and Ben Tirrell

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

Agenda Approval: A motion was made by **Commissioner Cattron** to approve the agenda for the June 3, 2025 meeting. **Commissioner Hansen** supported. Motion carried.

Minutes Approval: A motion was made by **Commissioner Holmes** to approve the May 6, 2025 minutes. **Commissioner Kemp** supported. Motion carried.

Public Comments: None

Public comment closed: 7:05 p.m.

CU-9-04-12: Request by Union Church of Five Corners for a Change of Conditions to an existing Conditional Use Permit which allows for the operation of a religious institution per Section 14.22 of the Zoning Ordinance for the purpose of dividing and selling property located at 4012 Marhsall Road, Section 1, Walton Township.

Staff Report: Ms. Miller read the staff report and comments from the Eaton County Drain Commissioner's Office, Walton Township, and a written response from Ms. Genevra Wilson, a member of the public. **Commissioner Ross** asked if Marshall Road was a state road. Ms. Miller stated Marshal Road is a county road and under the jurisdiction of the Eaton County Road Commission. She stated per the land division act, a driveway permit cannot be required prior to land division but is determined by the person who owns the property. **Commissioner Ross** asked if it was subject to a property split being obtained. Ms. Miller stated per the land division act, the property owner only needs to prove they have road access, staff cannot require them to go to the Eaton County Road Commission for a driveway permit or to go to the Health Department to obtain a perk test.

Applicant's Statement: Mr. Brian Kleinfelt, minister at Union Church of Fiver Corners, stated the property split would allow additional funding for necessary repairs and funding for the church. Mr. Kleinfelt stated the church does not host enough congregation to raise the necessary money. He stated he understands Ms. Wilson's concerns. Mr. Kleinfelt stated an easement through the back of the property could be a possibility but was not sure if that would create a violation. He stated an easement would have to be maintained by the future property owner, which may pose issues. Mr. Kleinfelt stated a shorter driveway to Marshall Road as far to the south of the property as

possible may create enough distance from the curve of the road and lessen the potential danger of that area.

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

Speakers in favor: None

Speakers opposed: Ms. Geneva Wilson, 4148 Marshall Rd, stated the curve in front of the church has caused many accidents and fatalities. She stated the proposed property split is going to increase the dangerous conditions of the road. Ms. Wilson stated measurements should be taken to control and prevent the danger of that area, such as flashing lights a quarter mile from the corner or a flashing light and stop sign at the corner. She stated traffic control measurements from the road commission, in addition to an easement for the church, may be helpful in preventing further accidents.

Public hearing closed: 7:21 p.m.

Commissioner Holmes asked if the Road Commission will need to review the property again when a building permit application is submitted. **Commissioner Ross** stated a driveway permit need to be obtained prior to applying for the building permit. **Commissioner Holmes** asked if there would need to be any sort of deliberation when the driveway permit is applied for.

Commissioner Ross state no, the driveway permit is applied for online. Ms. Miller stated the Eaton County Road Commission has strict requirements on where a driveway can go. She stated a variance can be applied for with the Road Commission, but the variance applications are not always approved. She stated the variance will be denied if there are safety concerns.

Commissioner Hansen asked if the permit would be like a commercial driveway permit.

Commissioner Ross stated it would be residential for a dwelling.

Commissioner Whitkaer moved to approve CU-9-04-12 a request by Union Church of Five Corners for a Change of Conditions to an existing Conditional Use Permit which allows for the operation of a religious institution per Section 14.22 of the Zoning Ordinance for the purpose of dividing and selling property located at 4012 Marhsall Road, Section 1, Walton Township, with the following conditions:

1. 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.
2. This Conditional Use Permit is granted to David and Esther Yoder and Leroy Yoder for the above-described use only. It is not transferable per the Zoning Ordinance.

Commissioner Cattron supported the motion. A roll call vote was taken with seven (7) voting aye and none (0) voting nay. Motion carried.

CU-2-17-2: Request by Eaton County Parks Department for a Change of Conditions to an existing Conditional Use Permit which allows for the operation of a Commercial Recreation Facility (Crandell Park) as defined in Section 5.3.3 C of the Zoning Ordinance at 3425 E. Clinton

Trail, Sections 15 & 16, Eaton Township. Specifically, they request to construct a new driveway off from Flanders Road, construction of several buildings, pier/board walk, and a dog park.

Staff Report: Ms. Miller read the staff report and comments from the Eaton County Drain Commissioner's Office, the Eaton County Road Commission, the City of Charlotte Fire Department, and a written response from Chad Powers of the Eaton County Parks Department. **Commissioner Cattron** asked if the comment from the Eaton County Road Commission should be addressed regarding clear sight along the bushes on the roadway. Ms. Miller stated it could be made a condition within the motion.

Applicant's Statement: Ms. Claudine Williams, Eaton County Director of Intergovernmental Affairs and Development, stated she is speaking on behalf of Chad Powers. Ms. Williams stated the Parks Department will comply with the Eaton County Road Commission's standards regarding the driveway and entrance off Flander's Road. Ms. Williams stated they will not be able to hire an engineer for the driveway until the proposed entrance is approved, at which point they will have clearer direction. Ms. Williams stated the next step is to contract with an engineer regarding the driveway. Ms. Williams stated that an office building should have been included on the site plan. She stated the barn would be located off M50 where the smaller barns currently are. Ms. Williams requested the addition of an office building be added to the conditional use permit. She stated if approved, to also include a storage addition on the end of the office building for the maintenance equipment. Ms. Williams stated in the future the Parks Department is planning for an interpretive center, potentially concessions or winter rental equipment. Ms. Williams stated the road does not go all the way through the park, which is why the additional entrance off Flanders Road is being asked. Ms. Williams stated this was a very public process and received a lot of input. She stated the input determined the area in the middle of the park and the east side of the park passive. Ms. Williams stated the additional driveway will lend itself to a potential future campground. Ms. Williams stated the Parks Department is also considering kayak rentals. Ms. Miller stated kayak rental was approved in 2023. Ms. Williams stated there is also a request for small 10' x 20' pavilions and a cabana type structure around the beach. Ms. Williams stated those were not on the site plan, and that the Parks Department request that they be included in the conditional use application. She stated there would be roughly ten of those structures on the beach area.

Commissioner Holmes asked if the primary western access off Flanders Road is close to Clinton Trl and M50. Ms. Williams stated that was correct.

Commissioner Hansen asked if there would be any perimeter fences around the property. Ms. Williams stated the only fence would be around the dog park.

Commissioner Whitaker asked if the office building and the storage were one building. Ms. Williams stated they would be an attached structure. **Commissioner Whitaker** asked if there would be any shrubbery around the driveway. Ms. Williams stated there will be a culvert under the driveway and tree planting along the drive.

Commissioner Ross stated the site plan does not show the cabanas or the 10' x 12' buildings. Ms. Williams stated there is a plan in the packet showing new items. Ms. Miller stated the 10' x 12' buildings are small but are in fact on the site plan along with the other additional items.

Commissioner Ross asked if the office building was included. Ms. Williams stated it is noted as item 13. **Commissioner Cattron** stated it is visible on the emailed site plan.

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

Speakers in favor: None

Speakers opposed: Ms. Diana Crittenden, 382 S Stewart Rd, stated her home is the only dwelling between Stewart Rd and M50. Ms. Crittenden stated lack of security is a concern, especially with new developments. She stated there has been vandalism, theft, and activity in the park after hours. Ms. Crittenden stated additional security cameras and staff on site would potentially help to decrease the negative activity, as well as automatic gates at the entrance. Ms. Crittenden stated the new developments will also increase traffic. She stated the proposed future campground is not in an ideal location but should be back further in the trees.

Public hearing closed: 7:53 p.m.

Commissioner Lawitzke asked if essential public facilities, such as security, are going to be available due to the recent cuts in the Eaton County Sheriff's office. She stated there may not be enough support in that regard for the proposed development.

Commissioner Cattron asked if the additional items being asked outside of the application could be included in the motion. Ms. Miller stated typically if an item is not included in the application, it is not included in the motion.

Commissioner Hansen stated fencing may help keep trespassers off of personal property.

Commissioner Cattron moved to approve CU-2-17-2 a request by Eaton County Parks Department for a Change of Conditions to an existing Conditional Use Permit which allows for the operation of a Commercial Recreation Facility (Crandell Park) as defined in Section 5.3.3 C of the Zoning Ordinance at 3425 E. Clinton Trail, Sections 15 & 16, Eaton Township. Specifically, they request to construct a new driveway off from Flanders Road, construction of several buildings, pier/board walk, and a dog park, with the following conditions:

1. 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.
2. This Conditional Use Permit is granted to Eaton County Parks for the above-described use only. It is not transferable per the Zoning Ordinance.

Commissioner Whitaker supported the motion. A roll call vote was taken with seven (7) voting aye and none (0) voting nay. Motion carried.

Commissioner Hansen asked if the applicant would need to return to be heard for the items that were not in the application. **Commissioner Ross** stated yes.

Commissioner Holmes asked if Eaton County Parks would be able to supply staff for security. **Commissioner Ross** stated that was not with the Planning Commissions prevue.

PA 116 Applications: None

Other Business: None

Reports: Ms. Miller reviewed the Public Works and Human Services Report. Ms. Miller stated the Zoning Ordinance Committee did not meet last month, but will be meeting this month. Ms. Miller stated the Board of Appeals met this evening to hear one application, which was approved.

Public Comment: Ms. Williams stated staff would be able to provide additional security for the development. She stated the Michigan State Police has verbally agreed to provide security coverage. Ms. Williams stated there has been no trespassing within range of the currently installed security cameras. Ms. Williams stated the Fire Department does not have any concerns.

Public comment closed: 8:06 p.m.

Upcoming Cases: **Commissioner Ross** stated there are three conditional use applications to be heard in July. Ms. Miller briefly summarized the applications to be heard.

The meeting adjourned at 8:07 p.m.