

**EATON COUNTY
PLANNING COMMISSION
July 8, 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, Lisa Lawitzke, Ray Whitaker, Tim Cattron, Scott Hansen, Zachary Dillinger, Ben Tirrell, and Brian Ross

Absent: Frank Holmes

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

Agenda Approval: A motion was made by **Commissioner Tirrell** to approve the agenda for the July 8, 2025 meeting with an amendment to include two PA 116 applications. **Commissioner Hansen** supported. Motion carried.

Minutes Approval: A motion was made by **Commissioner Hansen** to approve the June 3, 2025 minutes. **Commissioner Tirrell** supported. Motion carried.

Public comments: None

Public comment closed: 7:03 p.m.

CU-7-25-2: Request by Brandon and Deni Youngs for a Conditional Use Permit to allow the operation of a small engine repair business per Section 14.37 of the Zoning Ordinance from property located at 1390 E. Clinton Trail, Section 20, Eaton Township.

Staff Report: Ms. Miller read the staff report and comments from the Eaton County Road Commission, MDOT, Eaton Township, and a written response from Mike Bebe, a member of the public into record. **Commissioner Cattron** asked if the Planning Commission could require specific verbiage on the sign. Ms. Miller stated they could not per state law.

Applicant's Statement: Ms. Deni Youngs stated the verbiage on the sign will include "by appointment only". She stated the business will not be open full time, only part time as a side business for supplemental income for the family. Ms. Youngs offered to answer any questions of the Planning Commission.

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

Speakers in favor: Mr. Dave Persell, 1386 E Clinton Trl, stated he is in favor of Mr. Youngs business. He stated he does have two concerns, one being the accidental use of his driveway by Mr. Youngs customers. Mr. Persell stated these customers are often hauling large trailers. He stated his other concern is the storage of equipment. Mr. Persell requested the business equipment be kept inside or behind a fence.

Speakers opposed: None

Public hearing closed: 7:13 p.m.

Commissioner Ross asked if a license was only required for full automotive repair and body shop rather than small engine repair. Ms. Miller stated that was correct. **Commissioner Ross** asked if the body shop included in the application is not considered full automotive. Ms. Miller stated no, the applicant has specifically applied for only small engine repair.

Commissioner Tirrell asked if storage outside during business hours would not be an issue, per section 14.37.2 subsection G. Ms. Miller stated it is not an issue, but it also allows for outdoor storage behind a fenced area, which the applicant does have. Ms. Miller stated they are allowed 12 items needing repair to be stored behind the fence.

Commissioner Cattron asked if the MDOT requirements should be included in the motion. **Commissioner Tirrell** stated it would be MDOT's responsibility to enforce their requirements, not the Planning Commission's.

Commissioner Tirrell moved to approve CU7-25-2 a request by Brandon and Deni Youngs for a Conditional Use Permit to allow the operation of a small engine repair business per Section 14.37 of the Zoning Ordinance from property located at 1390 E. Clinton Trail, Section 20, Eaton Township, with the following conditions:

1. The applicant provide a contract with Safety Clean
2. 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.
3. This Conditional Use Permit is granted to Brandon and Deni Youngs 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 eight (8) voting aye and none (0) voting nay. Motion carried.

CU-7-25-3: Request by Crandell Bros Trucking Company for a Conditional Use Permit to allow the operation of a Surface Mine (sand and gravel) per section 14.25 of the Zoning Ordinance at 4425 E. Spicerville Highway, Section 1 & 2, Brookfield Township.

Staff Report: Ms. Miller read the staff report and comments from the Eaton County Road Commission, Charlotte Fire Department, Eaton Conservation District, and a written response from Linda Best, a member of the public, into record. **Commissioner Hansen** asked if the new driveway was going in the same location as the previous driveway from 2017. Ms. Miller stated there will be a new driveway off of Five Point Highway; the applicant is not proposing to use the existing driveway going down Spicerville. **Commissioner Hansen** asked if there will be an annual review by the Eaton County Road Commission. Ms. Miller stated that was correct, Crandell Brothers Trucking has agreed to yearly inspection by the Eaton County Road Commission.

Applicant's Statement: Mr. Chad Crandell, Crandell Brothers Trucking, stated the mining operation would perpetuate existing mining at the Wicker property off Spicerville Hwy and to complete the mining that remains. Mr. Crandell stated it would take 2-5 years to complete mining

on the Wicker property, and then begin mining on the property off Five Point Highway. Mr. Crandell stated the roads are class B roads, and the operation will comply with class B load restrictions. He stated there is a 44 mile per hour speed limit on the class B roads that will be adhered to as well. Mr. Crandell stated the pit will be used for aggregates. He stated there is a water main project in the City of Eaton Rapids which the aggregates will be used for. Mr. Crandell stated the mine will support local projects. He stated leases are in place with three property owners involved with the mining operation. Mr. Crandell offered to answer any questions for the Planning Commission.

Commissioner Cattron stated the soils there are wet. He asked if pumping from the excavated area would be necessary. Mr. Crandell stated the water table is high, but currently only proposing to work in the wet area, which means dipping the material in the water for processing. He stated the remainder of the property will be studied for viability, and to determine if a water pumping permit needs to be obtained.

Commissioner Hansen asked if there would be any private sales of the product from them mine. Mr. Crandell stated the product will be available for retail to the public.

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

Speakers in favor: Mr. Mark Sweatman, Chair of Eaton Conservation District, stated his comment was neutral. He stated based on the staff report, he does believe additional permits will be required from EGLE. Mr. Sweatman provided information for the Planning Commission's use, such as a flow chart, of what items EGLE reviews. He stated he cannot make a decision for or against the application.

Speakers opposed: Ms. Jessica Fhaner, 4795 S Perkey Rd, stated she lives on a generational farm that adjoins the proposed mining parcel. Ms. Fhaner stated her animals may not milk with the additional noise from the mining operation. She stated there may be a negative environmental impact from the proposed operation, as well as a negative impact to personal well systems. She stated there may be land pollution that will prevent the area from being farmed again. Ms. Fhaner asked the Planning Commission to delay their decision until she can get her water tested or be informed on what will happen to the water table.

Mr. Crandell stated he will replace Ms. Fhaner's well if something were to happen to it due to the mining operation. He stated with the previous Crandel Mine, only one well system was negatively impacted, which Crandel Brother's corrected for the property owner.

Speakers in favor: None

Speakers opposed: One (1)

Public hearing closed: 7:53 p.m.

Commissioner Tirrell asked if there was an agreement with the Eaton County Road Commission and if there would be a yearly inspection. Ms. Miller stated that was correct. Ms. Miller stated the Planning Commission may want to include in their decision that the applicant is required to comply with the Eaton County Road Commission. **Commissioner Tirrell** stated he would be ok with that requirement for the county level. He stated he did not want to add any sort of language regarding EGLE requirements, as they are an entity outside of Eaton County.

Commissioner Hansen asked staff if EGLE responded quickly to applicants. Ms. Miller stated they do not respond quickly, nor do they go to the yearly inspections as required.

Commissioner Cattron moved to approve CU-7-25-3 a request by Crandell Bros Trucking Company for a Conditional Use Permit to allow the operation of a Surface Mine (sand and gravel) per section 14.25 of the Zoning Ordinance at 4425 E. Spicerville Highway, Section 1 & 2, Brookfield Township, with the following conditions:

1. The applicant must comply with all Eaton County Road Commission requirements.
2. 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.
3. This Conditional Use Permit is granted to Crandell Bros Trucking for the above-described use only. It is not transferable per the Zoning Ordinance.

Commissioner Tirrell supported the motion. A roll call vote was taken with eight (8) voting aye and none (0) voting nay. Motion carried.

CU-7-25-14: Request by Aaron Trausch for a Conditional Use Permit to allow for the operation of a Construction Contractors Establishment and Storage of Heavy Equipment (dirt works and sale of firwood) per Section 14.29 of the Zoning Ordinance at 253 S Perkey Road. Section 14, Eaton Township.

Staff Report: Ms. Miller read the staff report and comments from the Eaton County Road Commission, City of Charlotte Fire Department, and Linda Best, a member of the public, into record.

Applicant's Statement: Mr. Trausch stated all logs are bought from suppliers up North. He stated he has not been able to speak with Mr. Hannahs with the Eaton County Road Commission but will comply with all requirements. Mr. Trausch stated his full time job is driving semi, but that the damage to the road is not solely due to the semi and that no work has been done there since 2017. He stated the property will not always be a business, but will always be a home. He stated the tire marks on the road are from log trucks pulling into the driveway, not pulling out. **Commissioner Tirrell** asked what the dirt works is for. Mr. Trausch stated it was for the future, but in the past with road milling the loads were brought home. He stated it would also be used for storage of any good sand, etc. that could be used in the future. **Commissioner Tirrell** asked how big the semi is. Mr. Trausch stated it is a four axle lead.

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

Speakers in favor: None

Speakers opposed: None

Public hearing closed: 8:13 p.m.

Commissioner Whitaker stated the road commissioner requirements should be noted. **Commissioner Tirrell** stated traffic in general was creating the poor road condition on Perkey. He asked if a commercial driveway has to be paved. Ms. Miller stated the Eaton County Road Commission is asking for the approach of the driveway to be widened and paved to commercial standards, which would be the extent of the right of way. **Commissioner Tirrell** stated he did not

feel commercial standards necessary with an accessory business. **Commissioner Dillinger** agreed. **Commissioner Cattron** stated the Road Commission requirements be left out of the motion. **Commissioner Tirrell** stated the Planning Commission should not be enforcing other department regulations, such as the Eaton County Road Commission, but should strictly enforce zoning ordinance requirements.

Commissioner Whitaker moved to approve CU-7-25-4 a request by Aaron Trausch for a Conditional Use Permit to allow for the operation of a Construction Contractors Establishment and Storage of Heavy Equipment (dirt works and sale of firwood) per Section 14.29 of the Zoning Ordinance at 253 S Perkey Road. Section 14, Eaton 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 Aaron Trausch for the above-described use only. It is not transferable per the Zoning Ordinance.

Commissioner Dillinger supported the motion. A roll call vote was taken with eight (8) voting aye and none (0) voting nay. Motion carried.

Farmland Preservation (PA 116): Ms. Miller reported on two applications for properties located in Bellevue Township and Eaton Rapids Township submitted by Four Land MC LLC. Ms. Miller recommended approval of both applications.

Commissioner Tirrell moved to approve the two Farmland Preservation (PA 116) applications submitted by Four Land MC LLC. **Commissioner Hansen** supported. All in favor. Motion carried.

Other Business: None

Reports: Ms. Miller reviewed the report for The Department of Construction Codes & Planning and Zoning for Public Works and Human Services. Ms. Miller stated the Board of Appeals did not meet this evening due to lack of business. Ms. Miller stated the Zoning Ordinance Committee did not meet last month but will try to meet this month.

Upcoming Cases: Ms. Miller stated there are no cases to be heard in August, but there will be an application in September for a cell tower.

The meeting adjourned at 8:22 p.m.