

**EATON COUNTY
PLANNING COMMISSION SPECIAL MEETING MINUTES
September 2, 2025**

Call to Order: Brian Ross, Chair of the Eaton County Planning Commission, called the special meeting to order at 6:00 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: Tim Catron, Frank Holmes, Scott Hansen, Lisa Lawitzke, Zachary Dillinger, and Brian Ross

Absent: Ben Tirrell, Ray Whitaker, and Ed Kemp

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

Agenda Approval: A motion was made by **Commissioner Dillinger** to approve the agenda for the September 2, 2025 meeting. **Commissioner Lawitzke** supported. Motion carried.

Master Plan Presentation: Mr. Ball reviewed the packet provided to the Planning Commission. Mr. Ball stated the MISHTA Grant has allowed the Master Plan updates, which will focus on update to county ordinances. He stated the Master Plan update would also provide a pathway for new townships/cities/villages to come under Eaton County Planning and Zoning. Mr. Ball stated county planning and zoning for cities and villages is not common, but it can be done with the updates to the Master Plan. Mr. Ball reviewed new future land use classifications that would allow the planning and zoning of cities and villages.

Mr. Ball stated in 2026 cities and villages can begin the adoption process to come under Eaton County planning and zoning. He stated the majority of the update will be completed by early next year, with a formal adoption taking place next December.

Commissioner Holmes asked if the cities and villages had reached out to staff about interest in county planning and zoning, or if this was just being made an option. Ms. Miller stated a few of the cities and villages have reached out to inquire, but a handful have not expressed that interest. She stated there would be no requirement for any local units of government to come under county zoning jurisdiction.

Commissioner Ross referred to page 6, the goal to increase supply of housing. He asked what the county's leverage would be to achieve that goal. Mr. Ball stated the municipalities he met with did express interest in increasing their housing. He stated with county zoning, working with a developer to build numerous homes would be a more familiar process than it would be for the smaller cities and villages, thus reducing a barrier

to more housing. **Commissioner Ross** asked if the county ordinance would also change to encourage more housing. Mr. Ball stated the current zoning ordinance would be reviewed to identify if there is opportunity for additional housing development. **Commissioner Ross** stated the change would essentially remove hurdles for additional housing but not offer tax benefits as incentives. Mr. Ball stated that was correct.

Commissioner Dillinger asked if there was any consideration for the additional workload for staff. Ms. Miller stated staff was currently working with existing townships on an intergovernmental agreement to keep current services. She stated the current townships under Eaton County planning and zoning would be a priority before considering adding any other municipalities.

Public Comment: None.

A motion was made by **Commissioner Cattron** to adjourn the meeting. **Commissioner Dillinger** supported. Motion carried.

The meeting adjourned at 6:22 p.m.