

**EATON COUNTY
PLANNING COMMISSION
September 9, 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: Lisa Lawitzke, Ray Whitaker, Tim Cattron, Scott Hansen, Frank Holmes, Zachary Dillinger, Ben Tirrell, and Brian Ross

Absent: 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 Tirrell** supported. Motion carried.

Minutes Approval: A motion was made by **Commissioner Cattron** to approve the June 3, 2025 minutes, with a correction to the minutes to correct the title of Mr. Sweatman to Chair of Eaton Conservation District. **Commissioner Tirrell** supported. Motion carried.

Public comments: None

Public comment closed: 7:03 p.m.

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.

Staff Report: Ms. Miller read the staff report and comments from the Eaton County Road Commission and Eaton Conservation District into record.

Applicant's Statement: Mr. Mark Barnes, on behalf of Vertical Bridge, stated he would answer any questions of the Planning Commission. **Commissioner Holmes** asked who the manufacturer of the tower is. Mr Barnes stated there are three potential manufacturers, but one has not been chosen yet. **Commissioner Hansen** asked if the tower will be fenced. Mr. Barnes stated there will be a 6 foot fence with barb wire. **Commissioner Hansen** asked if the tower will affect nearby property owner in any way. Mr. Barnes stated it will not. **Commissioner Holmes** asked what lighting will be on it. Mr. Barnes stated it is 195 foot with a four foot lightning rod. He stated lighting is only required at 200 foot and over.

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: 7:09 p.m.

Commissioner Lawitzke stated a cell tower would be beneficial in the area, and the location is favorable.

Commissioner Dillinger asked why the Road Commission would require a commercial driveway. Ms. Miller stated it was due to the construction of the tower and the heavy duty vehicles going in and out of the site.

Commissioner Lawitzke moved to approve CU-9-25-5 a 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, 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 Vertical Bridge 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.

CU-9-25-6: Request by Michael Risko and Nadia Vizveta for a Conditional Use Permit to operate a 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.

Staff Report: Ms. Miller read the staff report and comments from Eaton Rapids Township, the Eaton Conservation District, and one written response from Kyle and Shay David, members of the public, into record.

Applicant's Statement: Mr. Michael Risko stated he and Ms. Vizveta are willing to comply with the fencing recommendations from their Neighbors, the David's. He stated they would like to add an L-shaped privacy fence in the eastern corner, closer to the barn, as it is behind the neighbor's garage. Mr. Risko stated this would provide screening from the neighbor's lawn and other equipment. Mr. Risko also proposed the fencing extends farther down the asphalt drive to provide a barrier from the home to the business. Mr. Risko stated they will ultimately comply with whatever fencing is required.

Commissioner Cattron asked if a berm or split rail fence were being considered for portions where the privacy fence will be removed. Mr. Risko stated they were open to suggestions on the remainder of the 180.5 fence. He stated potentially could install a split rail fence or natural buffer.

Commissioner Dillinger stated he would like to see a new site plan showing the new fencing proposal. **Commissioner Holmes** asked if the neighbors were aware of the noise maximum. Mr. Risko stated he was not sure if the David's were aware.

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

Speakers in favor: Mr. Scott Wilson, Eaton Rapids Township Supervisor, stated the Eaton Rapids Township Board is in favor of the application. He stated protecting the house that is surround by this property should be prioritized, such as utilizing fencing. Mr. Wilson stated fencing would protect children and provide privacy. Mr. Wilson stated the township was flexible on the fencing requirements, but they did like the David's suggestions. **Commissioner Ross** asked if Eaton Rapids was comfortable with allowing the fencing suggestions from the neighboring property. Mr. Wilson stated they are.

Speakers in favor: One (1)

Speakers opposed: None

Public hearing closed: 7:36 p.m.

Commissioner Tirrell asked if a permit would be required for a 7-foot fence. Ms. Miller stated yes. **Commissioner Tirrell** supported the suggestion of additional fencing for the neighbor. **Commissioner Dillinger** asked if a number should be provided for the distance. Ms. Miller stated the distance per the current conversation would be about a quarter of the 180.5 feet of the south property line and half of the 211.5 on the east property line. **Commissioner Dillinger** suggested the fencing not to exceed a quarter of the 180.5 feet on the south side and the 211.5 feet on the east side.

Commissioner Cattron asked that an updated site plan be submitted to staff. Ms. Miller stated that staff would appreciate the updated site plan. **Commissioner Tirrell** stated the additional fencing can be allowed as long as it does not conflict with the building code.

Commissioner Holmes stated the addition fencing by the garage should be kept behind the garage due to line of sight. **Commissioner Whitaker** stated it is proposed to keep the neighbor's yard equipment out of sight of the patrons of the proposed wedding venue. Ms. Miller said it is to hide the neighbor's garage and equipment. **Commissioner Holmes** stated the sight from the house past the garage did not want to be obscured by the fencing. Ms. Miller stated the fence for the side of the house is on the east property line. She stated the south property line fence is intended to hide the neighbors garage and lawn maintenance equipment.

Commissioner Whitaker moved to approve CU-9-25-6 a request by Michael Risko and Nadia Vizveta for a Conditional Use Permit to operate a 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, with the following conditions:

1. The applicant must provide an updated site plan for review by staff.
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 Michael Risko and Nadia Vizveta for the above-described use only. It is not transferable per the Zoning Ordinance.

Commissioner Dillinger amended the motion to approve CU-9-25-6 with the following conditions:

1. Up to three quarters of the 180.5 feet fencing on the south property line to be split rail fencing.
2. One quarter of the 180.5 feet on the south property line to be a privacy fence.
3. The east property line to be 105 feet of privacy fencing from the corner to cover the asphalt and neighbors garage and equipment.
4. A minimum of six Norway Spruces must be planted along the west property line.

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

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.

Staff Report: Ms. Miller read the staff report and comments from the Building Official, City of Charlotte Fire Department, Eaton Conservation District, and Eaton County Road Commission into record.

Applicant's Statement: Mr. Ben Yutzy stated he is looking forward to supporting the local community, and would like to participate in the 4H and fairs. **Commissioner Whitaker** asked if the height of the 24 square foot sign be 8 foot or less. Mr. Yutzy stated that was correct.

Commissioner Ross asked what sort of tools would be sold. Mr. Yutzy stated various farming tools. **Commissioner Tirrell** asked if the feed would be ground and mixed on site. Mr. Yutzy stated everything would be purchased as is and already bagged. He stated the business is existing but would like to move it down the road to the new location. Mr. Yutzy stated there should not be additional traffic.

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: 7:51 p.m.

Commissioner Tirrell asked if a building permit would be required for a sign that is 8' tall. Ms. Miller stated all signs require building permits regardless of the height, per the state building code.

Commissioner Dillinger asked if they could classify the tools as farm equipment tools? Ms. Miller stated staff does not have an issue with the definition of an agricultural business or what they are proposing to utilize the permit for.

Commissioner Tirrell moved to approve CU-9-25-7 a 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, 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 Ben and Carol Yutzy for the above-described use only. It is not transferable per the Zoning Ordinance.

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

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.

Staff Report: Ms. Miller read the staff report and comments from MDOT, the Eaton County Road Commission, Eaton Rapids Township, and Eaton Conservation District into record.

Applicant's Statement: Mr. Raymond Charles stated he would answer any questions of the Planning Commission. **Commissioner Dillinger** asked if the sales part of the business is what made it C2. Ms. Miller stated the applicant wishes to be a full repair business as P & K currently is, as well as a new or used car dealer. She stated both uses require the C2 zoning.

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

Speakers in favor: Mr. Scott Wilson, Eaton Rapids Township Supervisor, stated they were in favor of the application.

Speakers in favor: One (1)

Speakers opposed: None

Public hearing closed: 8:02 p.m.

Commissioner Dillinger moved to approve DCA-9-25-2 a 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, as amended:

- A. Identifiable conditions related to the application have changed to update and maintain the zoning ordinance.
- B. Error when property was previously rezoned.
- C. There are no possible effects which may result from the approval of the amendment.
- D. There is no impact from the approval of this amendment.
- E. There is no impact on the ability of the county and other governmental agencies to provide adequate public services and facilities.
- F. Generally complies with the adopted Eaton County Development plan as the Master Plan had already planned for C2
- G. The reasonable economic use would be gone if the application were not approved.

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

DCA-9-25-3: 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.).

Staff Report: Ms. Miller read the staff report and comments from Eaton Rapids Township and the Eaton Conservation District into record.

Commissioner Tirrell moved to approve DCA-9-25-3 a 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.), as amended:

- A. No identifiable conditions have changed.
- B. Error was not made in the original Ordinance; this change is to update and maintain the Zoning Ordinance.
- C. There are no possible effects which may result from the approval of the amendment.
- D. There is no impact from the approval of this amendment.

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

PA 116 Applications: None

Other Business: None

Reports: Ms. Miller stated the Public Works and Human Services Report was not included in the meeting packet. Ms. Miller reviewed the items within the report. **Commissioner Ross** asked if there would be a Zoning Ordinance Committee meeting this month. Ms. Miller stated there would be a meeting on the third Tuesday of the month, typically at 4:00 p.m..

Public Comments: None.

Public Hearing Closed: 8:13 p.m.

Commissioner Ross stated the Board of Appeals did not meet. Ms. Miller stated that was correct, they did not meet due to lack of business.

Upcoming Business: Ms. Miller stated there were two applications to be heard in October.

The meeting adjourned at 8:14 p.m.