

**EATON COUNTY
PLANNING COMMISSION
April 2, 2024**

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

Absent: Ben Tirrell, Ray Whitaker, and Zachary Dillinger

Staff Present: Brandy Miller and Chris Garrison.

Agenda Approval: A motion was made by **Commissioner Cattron** to change the order of the Conditional Use Permits to be heard. **Commissioner Hansen** supported. All in favor. Motion carried.

Minutes Approval: A motion was made by **Commissioner Lawitzke** to approve the March 5, 2024 minutes as printed. **Commissioner Cattron** supported. Motion carried.

Public Comments: None

Public comment closed: 7:02 p.m.

Public Hearings of Conditional Use Permit and District Change Amendment Applications:

CU-8-96-9: Request by Centennial Acres, Inc. for a Change of Conditions to an existing Conditional Use Permit which allows for the operation of a golf course and country club per section 14.11 of the Zoning Ordinance at 12485 & 12388 Dow Road, Section 7 of Roxand Township, Section 12 of Sunfield Township. The requested change is to allow for a land division and lot line adjustment of the properties.

Staff Report: Ms. Miller read the staff report and the Sunfield Township comment into record.

Applicant Statement: Mr. John Fisher of Centennial Acres stated he was present to answer any questions for the Planning Commission. **Commissioner Ross** asked if by splitting the property there would be any changes to the golf course. Mr. Fisher stated there would not be any changes to the golf course. **Commissioner Holmes** asked if both parcels presented were going to be split. Mr. Fisher stated there is one parcel in Roxand Township that is in the eastern corner of Centennial Acres property, and one parcel in Sunfield Township that is to the south western boundary of Centennial Acres property. He stated there used to be a farm house on the south western parcel. **Commissioner Holmes** stated that the two parcels were combined and now they wish to be separated where the farm use to be. Mr. Fisher stated it actually became part of the golf course.

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: 7:10 p.m.

Commissioner Cattron moved to approve CU-8-96-9 a request by Centennial Acres, Inc. for a Change of Conditions to an existing Conditional Use Permit which allows for the operation of a golf course and country club per section 14.11 of the Zoning Ordinance at 12485 & 12388 Dow Road, Section 7 of Roxand Township, Section 12 of Sunfield Township. The requested change is to allow for a land division and lot line adjustment of the properties, 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 Centennial Acres, Inc. for the above-described use only. It is not transferable per the Zoning Ordinance.

Commissioner Hansen supported the motion. A roll call vote was taken with six (6) voting aye and none (0) voting nay. Motion carried.

CU-4-24-2: Request by Eaton Rapids Township for a Conditional Use Permit to allow for continued operations of the Eaton Rapids Township Hall with a proposed addition per Section 14.10 of the Zoning Ordinance at 2512 S. Canal Road, Section 27, Eaton Rapids Township.

Staff Report: Ms. Miller read the staff report, the Eaton County Drain Commissioner comment, the Eaton County Road Commission comment, and the Eaton Rapids Township comment into record.

Applicant Statement: Bernie Morgan, Trustee of Eaton Rapids Township, stated they just want to add onto the township hall to make the meeting area a little bigger and the office area will be for voting and the counting board. **Commissioner Holmes** asked where the addition was going and if the parking lot would have to change. Mr. Morgan stated it was all happening in the back, it wouldn't be encroaching onto the parking lot. He stated it will cover some of the walkway around the side. Mr. Morgan stated the entrance will now be in the front and there will be a handicap ramp. **Commissioner Cattron** asked what the concern with the septic system is. Mr. Morgan stated he was not sure what the concern was, but they do need room in the reserve, and the reserve area is farther back and will not be impacted. **Commissioner Cattron** asked if there was a county drain or channel close to the hall. Mr. Morgan stated that Spicer Drain runs through to the south of the property, but not on the property. Mr. Morgan stated Eaton Rapids Township will be compliant with whatever the Drain Commissioner's office requires. **Commissioner Cattron** asked if work will be in the public road right of way. Mr. Morgan stated there would be nothing encroaching into the right of way. He stated driveway and front of the building will remain the same.

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: 7:22 p.m.

Commissioner Lawitzke moved to approve CU-4-24-2 a request by Eaton Rapids Township for a Conditional Use Permit to allow for continued operations of the Eaton Rapids Township Hall with a proposed addition per Section 14.10 of the Zoning Ordinance at 2512 S. Canal Road, Section 27, Eaton Rapids 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 Eaton Rapids Township for the above-described use only. It is not transferable per the Zoning Ordinance.

Commissioner Holmes supported the motion. A roll call vote was taken with six (6) voting aye and none (0) voting nay. Motion carried.

Other Business: Commissioner Ross asked for a staff report on the Master Plan update. Ms. Miller stated the review period for the master plan has ended and the public hearing for the master plan update is scheduled for April 23, 2024 at 6:00 p.m. She stated that after the approval of the master plan, a resident has requested their property land use be changed to industrial rather than general business. The representative of the property owner has attended multiple township meetings and met with various county officials. Ms. Miller stated a decision from the Planning Commission is not expected to happen this evening.

Commissioner Ross stated that he and **Commissioner Cattron** attended the Eaton Township meeting with Ms. Miller and Mr. Garrison. **Commissioner Ross** stated the concern from Eaton Township was whether the City had enough capacity to service anything that was industrial or commercial, along with the residential properties between the city and the industrial/commercial property. He stated the property owners did not want to re-zone their property, but change the future land use designation. **Commissioner Ross** stated that Eaton Township voted to keep the Master Plan as it was approved. He stated there was further discussion regarding the use of the property and the well and septic.

Commissioner Cattron stated he went to the Carmel Township meeting. He stated part of the meeting was the general board meeting, and the other part of the meeting was in regards to the property owner who wished the land use of their property to be Industrial

rather than General Business. **Commissioner Cattron** stated there was a lot of discussion, a large part regarding the service and utilities and what could be developed at the intersection. **Commissioner Cattron** stated one of the concerns was if sewer from the city should be installed for residents between the city and the property in question, and if it would be required for them to use the City of Charlotte Septic. He stated the answer was no. **Commissioner Cattron** stated the Carmel Township Board approved the change of land use with a vote of 3 to 2.

Public Comment: Mr. Steve Chapkiss, representative of 1323 South County, stated the property on Cochran Rd north of I-69 be designated in the future land use map as Industrial. He stated it is currently designated as General Business. He stated that the water and sewer capacity does appear to be a major concern for both townships, and that they have met with the City of Charlotte, Township Supervisors, and Brandy Miller to address those concerns. Mr. Chapkiss stated that from those discussions it has been determined that water supply is abundant, the 5 % reserve area for both Carmel and Eaton Townships will not be used up. He stated it doesn't matter if an industrial park goes up or if it's a hotel, the water situation will remain the same. Mr. Chapkiss provided packets to the Planning Commission that show what a modern industrial park looks like. He stated the county does not differentiate between heavy or low industrial, so they are just looking for industrial land use right now. He stated the other concern is storm water runoff, which will come down to engineering and working with the county Health Department and Drain Commissioner's Office to develop an approved engineered storm water retention system. Mr. Chapkiss stated the reason an Industrial land use should be approved is to provide the opportunity of jobs in the area. He stated that Industrial would also fit into the farming aspect of Eaton County better than General Business. He stated the traffic from an Industrial Park will not impact farming the way traffic from a General Business would.

Ms. Miller gave an example of a previous re-zoning from 1994 that resulted in a dual zoned property, so that the Planning Commission could use that information in regards to Mr. Chapkiss's request. **Commissioner Ross** asked if the Board of Commissioner's would be receiving the application later this month. Ms. Miller stated that if at the meeting on April 23, 2024 the Planning Commission chooses to adopt the draft master plan, they can also make a direction regarding the properties zoning at that time. She stated the Board of Commissioners will then receive it to be heard at their May, 2024 meeting.

Reports: Ms. Miller stated she provided the February Public Works and Planning reports. She stated it gives the full overview of the department including permits, and enforcements.

Ms. Miller stated the Zoning Ordinance Committee did make changes that did move forward with the District Change Amendment Application to Agricultural Businesses and the parking areas for them. The DCA will be heard by the Planning Commission in May. Ms. Miller stated the Zoning Ordinance Committee will be meeting the third Tuesday of the month at 4:00 p.m.

Ms. Miller stated the Board of Appeals did not meet this evening due to lack of business. She stated they will be meeting next month on May 7, 2024 to consider an application.

Public hearing closed: 7:40 p.m.

Upcoming Cases: **Commissioner Ross** stated they have one Conditional Use Permit and District Change Amendment Application. Ms. Miller stated that was correct. She stated the Conditional Use Permit is for a Surface Mine in Eaton Rapids Township.

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

The meeting adjourned at 7:41 p.m.