

**EATON COUNTY
PLANNING COMMISSION
December 2, 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, Ray Whitaker, Tim Cattron, Frank Holmes, Scott Hansen, Lisa Lawitzke, Zachary Dillinger, and Brian Ross

Absent: Ben Tirrell

Staff Present: Brandy Miller and Tammy Alger

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

Minutes Approval: A motion was made by **Commissioner Whitaker** to approve the October 7, 2025 minutes. **Commissioner Hansen** supported. Motion carried.

Public comments: None

Public comment closed: 7:02 p.m.

CU-9-16-11: Request by Henry and Edna Mae Detweiler for a Change of Conditions of an existing Conditional Use Permit that allows for the operation of a Home Business (bakery, home goods and hardware sales) per Section 14.13 of the Ordinance at 4201 W. Vermontville Highway, Section 29, Chester Township. Specifically, the requested change is to allow for the division of the property.

Staff Report: Ms. Miller read the staff report and a comment from the Charlotte Fire Department into record.

Applicant's Statement: Mr. Henry Detweiler stated he would 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: None

Speakers opposed: None

Public hearing closed: 7:07 p.m.

Commissioner Dillinger moved to approve CU-9-16-11 a request by Henry and Edna Mae Detweiler for a Change of Conditions of an existing Conditional Use Permit that allows for the operation of a Home Business (bakery, home goods and hardware sales) per Section 14.13 of the Ordinance at 4201 W. Vermontville Highway, Section 29, Chester Township. Specifically, the requested change is to allow for the division of the property, 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 Henry and Edna Mae Detweiler 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 eight (8) voting aye and none (0) voting nay. Motion carried.

CU-12-25-12: Request by Freeman, David, Dewayne, Eli and Larry Coblentz for a Conditional Use Permit to operate a campground as a Commercial Recreation Facility as defined in Zoning Ordinance Section 5.3.3 C at 9396 Sycamore Lane, Section 28 of Vermontville Township.

Staff Report: Ms. Miller read the staff report and comments from the Eaton County Road Commission, EGLE, and one written response from the public into record. **Member Ross** asked which buildings are to be moved. Ms. Miller stated buildings would be moved to sites 19 and 20. **Member Cattron** asked if there was a previous conditional use permit for the campground. Ms. Miller stated yes, under Conditional Use Permit CU-4-17-3, held by the previous owners.

Applicant's Statement: Mr. Freeman Coblentz stated he would answer any questions of the Planning Commission. **Commissioner Dillinger** asked if cabins were being moved to lots 19 and 20. Mr. Coblentz stated that is correct. **Commissioner Cattron** asked if they had any response to the noise concern. Mr. Coblentz stated there won't be an issue with noise and that the campground's quiet time starts 10:00 p.m.

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: 7:18 p.m.

Commissioner Dillinger asked if there were any concerns about parking not being on the site plan. Ms. Miller stated parking is regulated by EGLE, but parking needs to be provided on campsites specifically.

Commissioner Whitaker moved to approve CU-12-25-12 a request by Freeman, David, Dewayne, Eli and Larry Coblentz for a Conditional Use Permit to operate a campground as a Commercial Recreation Facility as defined in Zoning Ordinance Section 5.3.3 C at 9396 Sycamore Lane, Section 28 of Vermontville 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 Freeman, David, Dewayne, Eli and Larry Coblentz 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-12-25-16: Request by Raymond & Heather Charles, owners of RHC Holdings LLC and Island Auto Body, for a Conditional Use Permit to allow for the operation of a vehicle repair, body shop and vehicle sales business per Zoning Ordinance Sections 14.17 New & Used Vehicle, Boat and Farm Dealer & 14.19 Commercial Garage at 2334 S. Michigan Road, Section 26 of Eaton Rapids Township.

Staff Report: Ms. Miller read the staff report into record.

Applicant's Statement: Mr. Raymond Charles stated he would answer any questions of the Planning Commission. **Commissioner Catron** asked if there was any discussion with Eaton Rapids Township. Mr. Charles stated Eaton Rapids Township approved the application at their meeting on November 13, 2025. **Commissioner Ross** asked if the Health Department had been to the property to evaluate if the well and septic need to be replaced. Mr. Charles stated if the application is approved, the well and septic would need to be moved to accommodate space for the new building.

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: 7:27 p.m.

Commissioner Cattron moved to approve CU-12-25-16 a request by Raymond & Heather Charles, owners of RHC Holdings LLC and Island Auto Body, for a Conditional Use Permit to allow for the operation of a vehicle repair, body shop and vehicle sales business per Zoning Ordinance Sections 14.17 New & Used Vehicle, Boat and Farm Dealer & 14.19 Commercial Garage at 2334 S. Michigan Road, Section 26 of 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 Raymond & Heather Charles for the above-described use only. It is not transferable per the Zoning Ordinance.

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

CU-12-25-17: Request by Larry & Rebecca Coblentz and David & Lucy Coblentz for a Conditional Use Permit to allow for the continued operation of an Agricultural Business (sawmill) & Home Business (furniture production and sales) Per sections 14.1 and 14.13 of the Zoning Ordinance at 9277 Nashville Highway, Section 33 of Vermontville Township.

Staff Report: Ms. Miller read the staff report and a comment from the Eaton County Road Commission into record.

Applicant's Statement: Mr. Larry Coblentz stated he would answer any questions of the Planning Commission. **Commissioner Holmes** asked how supplies would be delivered and if those vehicles would also be transporting lumber for the sawmill. Mr. Coblentz stated the vehicles would be light delivery trucks and they would also be transporting the lumber for the sawmill.

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: 7:37 p.m.

Commissioner Whitaker stated he lives near the operation and it is very neat and organized.

Commissioner Cattron asked if conditions of the previous Conditional Use Permit would be upheld with this application if approved. Ms. Miller stated the new Conditional Use Permit would list Zoning Ordinance sections 14.13 and 14.1, the conditions of which have changed slightly since the previous Conditional Use Permit was approved.

Commissioner Whitaker moved to approve CU-12-25-17 a request by Larry & Rebecca Coblentz and David & Lucy Coblentz for a Conditional Use Permit to allow for the continued operation of an Agricultural Business (sawmill) & Home Business (furniture production and sales) Per sections 14.1 and 14.13 of the Zoning Ordinance at 9277 Nashville Highway, Section 33 of Vermontville 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 Larry & Rebecca Coblentz 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-12-25-18: Request by Steven & Brandi Haeck for a Conditional Use Permit to allow for the operation of a light automotive repair facility per Zoning Ordinance Section 14.37 at 3821 S. Stine Road, Section 34 of Carmel Township.

Staff Report: Ms. Miller read the staff report and comments from the Charlotte Fire Department and the Eaton County Road Commission into record.

Applicant's Statement: Mr. Steven Haeck stated he would answer any questions of the Planning Commission. **Commissioner Holmes** asked if there would be any large scale repairs being performed at the shop that would create a lot of noise. Mr. Haeck stated there will not be any repair that will cause excessive noise and the business will operate during daytime hours.

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: 7:47 p.m.

Commissioner Cattron moved to approve CU-12-25-18 a request by Steven & Brandi Haeck for a Conditional Use Permit to allow for the operation of a light automotive repair facility per Zoning Ordinance Section 14.37 at 3821 S. Stine Road, Section 34 of 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 Steven & Brandi Haeck for the above-described use only. It is not transferable per the Zoning Ordinance.

Commissioner Hansen supported the motion. **Commissioner Dillinger** moved to amend the approval to include the following conditions:

3. The applicant provide a contract with Safety Clean.
4. The applicant provide the Department of State Facility Licenses.

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

CU-12-25-22: Request by David and Brandi Fletcher for a Conditional Use Permit to allow for the operation of a private cemetery for their family per Zoning Ordinance Section 14.3 on Property located off from Griffin Highway, identified as parcel 140-016-200-010-01, Section 16 of Walton 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. David Fletcher stated he would 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: None

Speakers opposed: None

Public hearing closed: 7:53 p.m.

Commissioner Lawitzke stated she would like in the motion to include a condition that with each new burial, the burial location and the name of the person being interred is submitted to the township for record keeping. She stated the abounded cemeteries are turned over to the townships to manage, and often times adequate records were not kept by the family. Ms. Miller stated she spoke with the applicants regarding this matter, and they had no issue with abiding by such a motion. **Commissioner Cattron** asked what information should be specifically submitted. **Commissioner Lawitzke** stated a site plan showing where the burial is and the name of the person who is being interred.

Commissioner Hansen asked if all burials require a vault. **Commissioner Lawitzke** stated a vault is not required; natural burials are allowed.

Commissioner Cattron moved to approve CU-12-25-22 a request by David and Brandi Fletcher for a Conditional Use Permit to allow for the operation of a private cemetery for their family per Zoning Ordinance Section 14.3 on Property located off from Griffin Highway, identified as parcel 140-016-200-010-01, Section 16 of Walton Township, with the following conditions:

1. Limited to family burials only.
2. Information be provided to the township to minimally include a site plan showing the burial location and the name of the person interred at that location.
3. 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.
4. This Conditional Use Permit is granted to David and Brandi Fletcher 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.

DCA-12-25-6: Request by Jason Curtis & Clint Hoppes owners of JC & CJ Properties LLC for a District Change Amendment to change the zoning of property located at 11994 W. Grand Ledge Highway from Limited Agricultural (LA) and Local Business (C-1) to General Business (C-2). The property is located in Section 6 of Sunfield Township.

Staff Report: Ms. Miller read the staff report and a comment from the Eaton County Road Commission into record.

Applicant' Statement: Mr. Jason Curtis stated he would answer any questions of the Planning Commission. **Commissioner Holmes** asked if the future addition mentioned would be to the building that's there or a separate building. Mr. Curtis stated he inquired about adding on and that is how he found out the parcel was dual zoned. He stated he does not have any large plans yet for any sort of addition, but potentially may want one sometime in the future.

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: 8:09 p.m.

Commissioner Dillinger moved to approve DCA-12-25-6 a request by Jason Curtis & Clint Hoppes owners of JC & CJ Properties LLC for a District Change Amendment to change the zoning of property located at 11994 W. Grand Ledge Highway from Limited Agricultural (LA) and Local Business (C-1) to General Business (C-2). The property is located in Section 6 of Sunfield Township, as amended:

- A. Identifiable conditions related to the application have changed due to updates within the Zoning Ordinance.
- B. Error was not made in the original Ordinance.
- C. There are no possible effects which may result from the approval of the amendment.
- D. There is no adverse effect on environmental conditions or the value of the surrounding property with the approval of this amendment.
- E. There is no impact from the approval of this amendment.
- F. The amendment generally complies with the adopted Eaton County Development Plan.
- G. The property will become more economically beneficial with the approval of the amendment.

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

Ms. Miller stated the applicants for CU-3-24-1 and DCA-12-25-5 have requested to postpone their hearing to the January 6, 2026 Planning Commission Meeting.

PA 116 Applications: None

Other Business: Ms. Miller stated the 2025 annual report will be presented at the January 6, 2026 meeting.

Reports: Ms. Miller stated the Public Works and Human Services report was sent out.

Board of Appeals: Ms. Miller stated the Board of Appeals met this evening and approved a variance request.

Public Comments: None

Upcoming Cases: Ms. Miller stated there are ten applications to be heard at tomorrow's meeting at 6:00 p.m.

The meeting adjourned at 8:15 p.m.