

EUREKA CHARTER TOWNSHIP PLANNING COMMISSION  
REGULAR MEETING MINUTES  
December 16, 2009

Chairman Duane Putnam called the December 16, 2009 regular meeting of the Eureka Charter Township Planning Commission to order at 7:08 p.m. Roll call found Putnam and Commissioners Michael Blanding, Shawn Decker, Lee Gilman, Candace Larkin, Rodney Roy and Joyce Sage present. Thomas Faussett, Township Planning Advisor, was also present and Township Supervisor Laura Shears arrived at 7:15 p.m. There were no audience members in attendance.

Minutes of the November 18, 2009 regular meeting were reviewed. Motion by Gilman, supported by Decker, to approve the minutes as submitted with one correction, motion carried.

There were no public comments during the time allotted for public comment on non-agenda items.

At 7:13 p.m., Putnam opened a Public Hearing to receive input on revising Chapter 3, Section 3.8-C of the Zoning Ordinance to limit the number of accessory buildings allowed in Residential districts. Putnam pointed out that accessory buildings are limited to two in Industrial and Commercial zoning but not in Residential. There was no public comment and the Public Hearing was closed at 7:15 p.m. Commissioners discussed the proposed change and the meaning of "residential" in this case, as it would not include bona fide agricultural operations but would include residences in Agricultural zoning. Motion by Gilman, supported by Sage, to recommend to the Township Board that Chapter 3, Section 3.8-A5 be added to read: "Except for accessory buildings associated with a bona fide agricultural operation, no more than two detached accessory buildings shall be permitted on any lot." Motion carried.

At 7:25 p.m., Putnam opened a Public Hearing on adding the Public Conservation District to Chapter 7 (Residential Zoning Districts) of the Zoning Ordinance. Putnam explained that adding the PC District would allow a better definition of state land and would give it its own identity. There was no public comment and the Public Hearing was closed at 7:29 p.m. Commissioners discussed the proposed PC District language that would be added to Chapter 7, Section 7.2-D of the Zoning Ordinance as well to as the Schedule of Residential District Standards in Chapter 7. Motion by Gilman to recommend to the Township Board that the Public Conservation District be added to Chapter 7 of the Zoning Ordinance, supported by Blanding, motion carried.

Commissioners discussed the draft of the revised Master Plan. Larkin had prepared a list of amendments that need to be incorporated into the final version. Motion by Blanding, supported by Decker, to send the draft of the Master Plan with amendments to the Township Board, motion carried. Faussett will distribute the documents to Township

Board members. After the Township Board makes any changes they feel are appropriate, a final draft will be completed and the Board will send the Master Plan to surrounding governmental entities who will have 63 days to review the document and submit comments.

The subcommittee writing the Wind Energy Systems chapter for the Zoning Ordinance met on December 2, 2009. Commissioners reviewed changes to the draft document proposed by the subcommittee. It was noted that another Public Hearing would be necessary because of the substantial changes. Motion by Gilman to hold a Public Hearing during the January 20, 2010 regular meeting, supported by Decker, motion carried.

Commissioners discussed the meaning of "required front yard" in Section 3.8 A-2 of the Zoning Ordinance ("Accessory buildings shall not be permitted in the required front yard.") and whether outbuildings would be acceptable in the front yard if the residence were set far back from the road. Two suggestions were to include a minimum acreage requirement or a percentage of the parcel from the front setback. Motion by Gilman, supported by Decker, to table the discussion to the January meeting, motion carried. Putnam, Blanding and Faussett will discuss the issue and bring their recommendations to the January meeting.

Commissioners noted that the concern about residents cleaning up their dogs' waste was addressed in the winter township newsletter. Faussett reported that he checked the lights on Hollenbeck Auto Sales; the lights on the building cannot be adjusted. Those on the street have been adjusted. He has not had any formal complaints on the lighting.

Faussett reported that the Zoning Ordinance does not address portable signs and he needs some direction from the Planning Commission on their intent for these signs. Town and Country Animal Hospital was required to get a permit for a short-term portable sign and this requirement was questioned in a letter from Dr. Peter Blinkilde. After some discussion, it was decided that Faussett would answer Dr. Blinkilde and refund the permit fee. Blanding agreed to draft some language about portable sign requirements to bring to the January meeting.

Faussett said that St. Paul Lutheran Church is relocating to 9838 S. Greenville Road. They have received permits from the Drain Commissioner and will be bringing a site plan to the Planning Commission's January meeting. They would like to install four-inch rolled curb, and the Zoning Ordinance requires six-inch curbing. Faussett will review the site plan and bring his notes to the January meeting. Faussett also requested some direction on whether to exempt greenhouses from needing a permit to sell Christmas trees. Commissioners felt that "seasonal sales" refers to those vendors who set up a temporary lot to sell Christmas trees and not greenhouses that are established businesses.

Faussett said that zoning maps are completed except for one parcel. Supervisor Shears has access to equipment to print copies of the maps.

.Committee reports were given as follows:

- Annexation Committee - None.
- Township Board - Roy reported that the Board approved the appointment of Mark Wilkin to the Planning Commission; appointment to the second vacancy has been tabled to January (Larkin's and Putnam's terms are expiring). The Fee Schedule and meeting dates for 2010 were approved. The Board is updating some policies (township hall rental is one) and will be seeking bids for hall insurance. The Board approved sending up to five people to the annual MTA conference. The final draft of the fire contract has been sent to the City of Greenville for their review. The contract for coverage by the Sheriff's Department was approved.
- Roads Committee - No report.
- Zoning Board of Appeals - Putnam said the ZBA approved a variance for the Caldwells who own property at Burgess Lake. The Caldwells are reducing five parcels to two and a restrictive covenant including the property across the road from their residence was adopted so the parcels can't be sold individually. Caldwells will also purchase .93-acre of adjacent property to be in conformance with land division requirements.


Items for discussion at the January 20, 2010 meeting:

- Public Hearing on Chapter 18, Wind Energy Systems.
- Public Hearing on rezoning of WR parcels.
- Site plan review for St. Paul Lutheran Church.
- Report from Putnam, Blanding and Faussett on required front yard language.
- Discuss portable sign requirements.

Sage requested and received an approved absence for the January meeting.

The Chairman adjourned the meeting at 9:50 p.m.

Respectfully submitted,



Candace W. Larkin,  
Planning Commission Secretary

EUREKA CHARTER TOWNSHIP PLANNING COMMISSION  
NOTICE OF PUBLIC HEARINGS

The Eureka Charter Township Planning Commission will hold two Public Hearings during its regular meeting on Wednesday, January 20, 2010 beginning at 7:00 p.m. at the Eureka Charter Township Hall, 9322 S. Greenville Road. Purposes of the Public Hearings are:

- To receive public comment on adding Chapter 18, Wind Energy Systems, to the Eureka Charter Township Zoning Ordinance (Number 79). A copy of the proposed Chapter 18 will be available for public viewing at the Township Hall during normal business hours.
- To receive public comment on rezoning all parcels entirely or partially designated as Waterfront Residential to their primary or secondary zoning designation due to the elimination of the Waterfront Residential Zoning District.

Candace W. Larkin  
Planning Commission Secretary