

EUREKA CHARTER TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
May 20, 2009

Chairman Duane Putnam called the May 20, 2009 regular meeting of the Eureka Charter Township Planning Commission to order at 7:00 p.m. Roll call found Putnam and Commissioners Michael Blanding, Shawn Decker, Lee Gilman (arrived at 7:06), Candace Larkin, Rodney Roy and Joyce Sage present. Thomas Faussett, Township Planning Advisor, was also present. There were two audience members in attendance.

Minutes of the April 15, 2009 regular meeting were reviewed. Motion by Roy, supported by Decker, to approve the minutes as submitted, motion carried.

During the time set aside for public comments on non-agenda items, Faussett announced that the Greenville Aviation Association would be offering free airplane rides to children ages 8-17 on May 30th from 8:30 a.m. to 1:00 p.m. at the Greenville Airport. A parent needs to be present to sign a waiver.

Faussett said that he talked to Mark Eidelson of LandPlan, Inc. about inventory maps. Eidelson suggested maps 11 x 17" in size to fit in the Master Plan books. Faussett said that maps should be available within 30 days after they are ordered from the county; one map will be a current land use map. Eidelson asked Faussett to schedule a meeting in June with Commissioners to discuss comments and corrections made to the draft of the Master Plan and so Eidelson can voice some concerns. (The meeting has been set for June 11 at 7 p.m.)

Commissioners reviewed the draft of Chapter 5, Title Page and Table of Contents for the revised Master Plan. There was general agreement on renaming the state game areas with a Conservation Resource District designation. Lot sizes (densities) in residential districts were discussed with a question about where proposed Multiple Family Residential zoning would be used; this type of dense housing would need public utilities. Commissioners also discussed Eidelson's comments about differences between OSC-1 and OSC-2 and the suggestion to rename Rural Commercial as Local Commercial; the Commission might need to review permitted RC uses. Adjustments in maximum lot cover may also need to be made. Faussett will forward the comments to Eidelson. It was also noted that the drafts of Chapters 3, 4 and 5 need to be sent to the Township Board for their review and approval.

The Planning Commission reviewed two samples of wind energy ordinances and agreed that any ordinance written for the Township would be called an Alternative Energy Ordinance. Putnam asked for volunteers for a subcommittee to draft an ordinance; Putnam, Gilman, Larkin and Roy will make up the subcommittee. It was noted that the City of Greenville has written a draft of a Wind Energy Systems ordinances that will be forwarded to Planning Commission members for review.

The Planning Commission and Zoning Board of Appeals both need to adopt Bylaws. A sample Bylaw document was reviewed. Supervisor Laura Shears, who was in attendance, said that Deb Carnahan, Township Secretary, would type up a draft based on the sample and forward it to Larkin, who will bring it to the June meeting.

The Township Board has requested that the Planning Commission consider allowing accessory buildings on vacant land. Currently a principal use needs to exist on any parcel with an accessory building. Putnam said that he talked to officials from Spencer, Montcalm and Oakfield Townships about this issue. Spencer used to allow an accessory building if a residence was to be built, but no longer permits it. Montcalm only allows the buildings if all permits have been purchased for a principal residence. Oakfield does not allow accessory buildings on vacant land at all. Putnam noted that accessory buildings are allowed on otherwise vacant land for bona fide farming operations. Faussett said that he has had requests from property owners who wanted to store supplies in a building before they start their home construction. Blanding and Roy said that they thought accessory buildings as the only building on a parcel would be appropriate for storage of vehicles, snowmobiles and other equipment but Putnam felt that this could lead to blight, vandalism and other problems. Motion by Roy to hold a public hearing on June 17, 2009 on allowing accessory buildings on vacant land, supported by Blanding, motion failed 4-3. The issue will be referred back to the Township Board.

Faussett reported that Roger Lyndrup of PLH Development and Michael Martin of MIRO, LLC own a total of nine parcels (11.6 acres total) across M-57 from Wal-Mart. Some of the parcels are in the city and some are in the township. They would like to combine the parcels, move the existing easement and market the property as Commercial. Although the property is zoned Agricultural, Assessor Linda Miller has assessed it as Commercial because she believes that this is the highest and best use of the parcels, as she indicated in a letter to Faussett. There is a possibility that the property won't perk and Lyndrup and Martin will probably also ask that the land be annexed to obtain city services. The developers would build a road emptying onto Satterlee Road and this would allow a left turn onto M-57 at the traffic light. An alternative to rezoning to Commercial would be to ask the Assessor to reclassify it as Agricultural. Motion by Gilman to recommend that the Township Board ask Miller to reclassify the parcels, supported by Sage, motion failed. Faussett will ask Lyndrup and Martin to formally request a rezoning from Agriculture to Commercial.

Faussett reported that Pastor Terry VanDonkelaar of Greenville Family Worship Center has not sent the required letter stating that the church does not have an objection to Jorgie's application for a liquor license. This was one stipulation for the church to receive a special land use permit. Faussett will contact him again and give him a specific date by which to respond.

Committee reports were given as follows:

- Annexation Committee - No report.
- Township Board - Roy reported that the Township's revenue sharing has been reduced by over \$11,000 (4.8%) by the state. The Township Board voted 4-2 to remove permits and fees from the Home-Based Business Ordinance. The Township's Burn Ordinance exceeded DEQ requirements by placing a total ban on open burning if within 1,400 feet of the city limits. The Board voted to allow open burning of leaves, grass clippings and refuse in approved burning barrels and continued the ban on open burning of trees, brush, logs and stumps as required by the DEQ. The next clean-up day will be held in September; 25 people participated in the spring clean-up and filled four dumpsters. A township resident offered a quote for landscaping at the hall; two other quotes are needed. Rene' Fountain is being trained as Deputy Clerk.
- Building Committee - Roy said that Dan Kent's deadline to finish all work at the hall was May 15; there are still some minor items to be completed and Faussett said lien waivers from vendors are still needed.
- Drain Committee - No report.
- Roads Committee - Blanding said he met with Supervisor Shears and Mark Christensen of the Montcalm County Road Commission. Five road projects totaling \$58,000 were approved; the projects came in under budget.
- Zoning Board of Appeals - Putnam said the ZBA will hold a hearing on May 21, 2009.

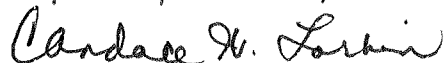
Supervisor Shears said Michigan Works contacted the township. They are offering workers for clerical or maintenance help for 6-8 weeks this summer; the state will pay the wages for the workers.

Items for discussion at the June 17, 2009 meeting:

- Discussion of an alternative energy/wind generation ordinance.
- Review draft of Bylaws.
- Request for rezoning of Lyndrup/Martin parcels.
- Finalize Master Plan document.

The Chairman adjourned the meeting at 10:25 p.m.

Respectfully submitted,



Candace W. Larkin,
Planning Commission Secretary