

Eureka Charter Township Planning Commission

Minutes of meeting for March 17, 2010

APPROVED MINUTES

1: Called to order at 7:00 P.M.

2: Roll call, Blanding, Decker, Gilman, Putnam, Wilkin, Roy, Sage {absent}, Planning Admin. Faussett, Supervisor Laura Shears.

3: Minutes from February, motion to approve made by Roy, supported by Blanding, motion carried.

4: Audience comments: no one in attendance, no comments.

5: Open public hearing on Master Plan at 7:10 P.M. No public comments. Mark Eidelson here for comments on Master Plan. Two minor changes to be made. General overview of Master Plan, chapter 3, text and map for support-divides Township into multiples. Green on maps-state owned land {woods and wet lands} recreational benefits -flood control, animal habitat-conservation for wildlife, human attributes, hiking, walking, etc. White-farms, open spaces, residential, food supply, provides continued use as such, lack of sewer, percent of market value. Green/yellow- suburban residential, provides residential development, access to city- natural opportunities for city to expand.

Two suburban established zones, Greenbrier secondary, primary- single family dwellings or more per acre should be closest to city.

Commercial –M91 established, M91 south from city to Fletcher road formally established.

Commercial from M57 mixed use, acres, etc, from Greenville west 3 miles.

Future land strategies does not support commercial not industrial on west side Backus road construction, 20 acres may be difficult to pursue, statement referring to poor soil perk test. Closed at 7:40P.M.

Board discussing Master Plan further. Motion to rescind additional comments from county-made by Blanding, supported by Gilman, motion carried.

Motion to add wording in chapter 4,section 3, paragraph 2-second sentence from bottom- insert the following words according to Montcalm county soil service many..... Made by Gilman, supported Roy- motion carried.

Waiting for changes from Mark Eidelson; changes and resolution coming.

Tom Faussett and Mark Eidelson will come up with dates for maps and Master plan. Closed at 8:40P.M.

6 Mike Blanding –Portable sign usage-processed from chapter 13-2 ground signs-P-portable signs R- Reader boards-Y-Temporary signs. Section 13-4 sections C&E, F&K-Section 13-7-B2-B4. Mike handed out some papers in signs to study. Shawn expressed concern about struggling businesses with the additional expense this might cause. Will discuss further at next meeting. Closed at 8:45P.M.

7: Required Front yard and accessory buildings placement. Duane read letter from Robert Hall giving recommendations of offset from front of house. Duane will come up with wording for next meeting. Closed at 9:00P.M.

8: Tom Faussett: Parcel Zoning- section by section-from 1 through 36-Tom has already looked at 4 sections so far. Closed at 9:05P.M.

9: Presentation of ZBA workshop, Duane handed out papers to study. Closed at 9:10P.M.

10: Decks and structures. Leave decks for now. Height of accessory buildings-meeting of ZBA-may have to redo ordinance on this. Closed at 9:20P.M.

11: Reports: Tom-Revising ordinance 25-old one is obsolete. Provide fire protecting, police protection, EMS service, County working on wind ordinance. County wants to do theirs first; this way everyone is together. Discussed ZBA and number of persons on Board.

Faussett/Putnam-nothing Roy- Rescinded ZBA vote on number of persons, language change, returning to Planning Commission, discussed with lawyer. Ordinance #25 Wind Energy-concern with small units verses large units-motion made to wait on County to put their plan in, motion made by Roy, supported by Wilkin-4 yes, 2 no, motion carried. Roads in Green Timbers, Ridgewood transferred to county, fire contract returned to City, hall rental income put into separate account, use money for hall equipment, auditing firm approved, phone service changed to Charter, over \$400 savings a year.

Putnam: ZBA-nothing

Meeting adjourned: 9:45P.M.

Respectfully submitted

Planning Commission Secretary

Mark Wilkin