

EUREKA CHARTER TOWNSHIP
PLANNING COMMISSION MINUTES
MAY 19, 2010
APPROVED

1. Meeting called to order at 7:00PM by Chairman Duane Putnam at the Eureka Charter Township Hall, 9322 S Greenville Road, Greenville.
2. Commission roll call: Mike Blanding, Shawn Decker {Absent}, Lee Gilman, Duane Putnam, Rod Roy, Joyce Sage, and Mark Wilkin. Others: Zoning Official Tom Faussett and Supervisor Laura Shears.
3. Minutes from April 21, 2010, were approved with the following revisions: #11 after the word chair insert the word **ask**, #13 bottom of paragraph insert the words **related to ZBA fact finding operation**, motion by Blanding, second by Roy, motion carried.
4. Audience comments/presentations of subjects not related to the agenda items. No comments. There were 12 in the audience for the public hearing, sign in sheet entered into records.
5. Public Hearing concerning Portable Signs-Tom and Duane explained permits and recommendations for portable sign usage. Duane read recommendations from April's meeting. Public Hearing opened at 7:15PM. Denny Richards discussed use of signs to help business, really hurts business with limits imposed. Rod Davis, car wash on M57-portal sign increased sales by 25% to 30 %. Suzan Vail – business increased with signs. Owner of Don's Carpetland said they really need portable signs for sales and cheaper advertising. Larry Jensen uses signs for sales. Duane read a letter from Steve Klackle pertaining to use of signs. Signs are important to his business. Public Hearing closed at 7:40PM.
There was some discussion by Commission on portable sign usage. Motion by Gilman, second by Blanding recommending to set Public Hearing for June 16, 2010, to add wording in ordinance 79 Chapter 13.8, Zoning District Sign in GC, RC, OSC1, OSC2, and Industrial Districts to include portable signs as permitted: one per lot, size 32 square feet max per side, 10 feet from all lot lines and 15 feet from driveway and six foot maximum height. Motion carried.
6. Public Hearing for Accessory Buildings in Front Yards opened at 8:00PM. Duane explained Ordinance to public. Renee Fountain felt that adding more and more regulations was unfair, board was to help township residence, adding more regulations makes it hard to manage and there are plenty of regulations to manage this. Public Hearing closed at 8:10PM.
Board discussed that definition needs to be addressed in ordinance. Motion by Blanding, support by Sage, motion carried, 4 to 2, Putnam and Gilman voted no. Terminology to be looked at a latter date.
7. At 8:20PM opened Public Hearing to require a secured gated entrance and not require a fence for pools 4 foot high or more. No public comment and hearing was closed at 8:21P.M. Discussed by board, all agreed that pools need to be protected for smaller children. Pools over 4 foot tall need to have a gated entrance. Motion by Wilkin, second by Gilman, motion carried. Motion states, a minimum for 4 foot or higher above ground pools is a secure, self closing, lockable gate which must be in place at the entrance of the pool.
8. Public Hearings set for June 16, 2010, concerning language in Ordinance 79, Section 13.2 concerning ground sign to read a sign permanently supported by short poles no higher than 6'

- which may contain a reader board, and is not attached to a building or a wall; and Section 3.8 concerning changing height of accessory buildings from 18' to 22' measuring from the highest point of the building grade. Motion by Gilman, second by Roy, motion carried.
9. Brad Harrington wants corner lot to be returned to a car sales lot. Brad will come up with date when it was returned to him. Need service drive installed, block off drive to M91. This was brought to the Board by Tom.
 10. By laws. Prepare a Capital Improvement Program. Eliminate Section 3. Set duties of the Planning Commission. Motion by Gilman, second by Sage, motion carried.
 11. Discussed request by Township Board to change ZBA from 3 to 5 members. Letter read by Duane pertaining to this. Motion by Gilman, second by Roy, motion carried. Motion as follows: have 3 full time members and 2 alternates, alternates are to attend all meetings and are to be paid for these meetings. This will help them to learn the process.
 12. Mr. Neal Swigert has asked to add ½ or full bath, install basement in his pole barn. Needs to pull proper permits and be approved by Health Department. Motion by Putnam, second by Roy, motion carried, 5 to 1, Gilman voted no. Motion was to give the O.K. with proper permits.
 13. Reports: Faussett, Birds Fertilizer building, nothing sent back from person looking at building, CSX needs to work on clean up around the building.
Faussett/Putnam. Annexation committee: Nothing.
Roy: Township, fire contract-month to month, Ordinance 25, public hearing, Informing people about what the Township Board is doing for them, wording for August ballot proposals for police and fire, Jenks Road project taken over by County for next year. Renee Fountain new Eureka Township Secretary.
Blanding, Roads Committee: Nothing.
Putnam, ZBA: Nothing.
 14. Review Sections 2, 3, and 4-rezone for future land use map. Motion to table by Gilman, seconded by Blanding, motion carried.
 15. Meeting adjourned at 10:05PM.
 16. Items for June meeting – review Sections 2, 3, and 4, concerning rezoning for future land use map.

Respectfully Submitted,

Mark Wilkin
Planning Commission Secretary