

EUREKA CHARTER TOWNSHIP
PLANNING COMMISSION MINUTES
JUNE 16, 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, Duane Putnam, Rod Roy, Joyce Sage, and Mark Wilkin. Member Lee Gilman arrived late at 8:00PM. Others: five including Zoning Official Tom Faussett and Supervisor Laura Shears.
3. Brian Hammersma of KBH Homes was in the audience to discuss his request for a time extension to the 2nd phase of his development of the condominium project located on Johnson and Harlow Lake roads. Due to economic conditions he has not started the 2nd phase of the development. Brian Hammersma requested a 2 year extension. Duane Putnam explained that the Eureka Township Ordinance allows for a 1 year extension. A Motion was made by Roy, seconded by Sage to grant a one-year extension to Midwest Land Holdings for completing the Harlow Lake Estates Site Condo project according to Section 4.3 of Ordinance #79. The motion passed 6-0. Tom Faussett reminded Brian Hammersma that he previously had only gotten a preliminary approval.
4. Minutes from the May 19th, 2010 Planning Commission Meeting were approved with the following revisions: 1. using the word **Commission** instead of **Board** in the sentence in item #5-"There was some discussion by **Board** on portable sign usage." 2. In item #13 to add Road Committee to Mike Blanding's Meeting and ZBA to Putnam's Meeting. Motion by Blanding, second by Roy, motion carried.
5. There were no comments at audience comment time.
6. Public Hearing for Ground Signs was opened at 7:25PM. After some discussion the hearing was closed at 7:35PM. Motion by Decker second by Sage to change the definition of Ground Sign to read: ***a permanent sign resting directly on the ground no higher than 6 foot which may contain a reader board and is not attached to a building or wall.*** Motion carried
7. Public Hearing opened at 7:40PM for Ordinance #79, Section 3.8 concerning changing height of accessory buildings from 18' to 22' measuring from the highest point of the building grade. After a few residents comments the public hearing was closed at 7:50PM. Motion by Wilkin, second by Sage, to have Blanding and Decker check into issue. Motion carried. Gilman arrived at 8:06PM.
8. Brad Harrington wants to locate M&M Car Sales to the site of the past Eureka Feed and Seed store. Brad agreed that he would follow through on his letter of intent to install a crushed asphalt access drive from his existing lot to his car sales and install an access drive of crushed asphalt to Jordan Road. He also agreed to close off the M-91 access with a 2' berm and trees. It was explained to Brad that no further ordinance requirements pertaining to lot improvement would be required until a change in "use" or some form of "construction change" to the building or lot occurred. This would allow him to proceed with his car sales. Motion by Putnam, second by Blanding to allow Brad Harrington to place M & M Car Sales in the existing Feed and Seed Building on M91, and make upgrade to the service drive using crushed asphalt and to close off the drive to M91 leaving the

entrance/exit on Jordon Road. The motion was unanimously approved by the Planning Commission.

9. Motion by Gilman, second by Decker to set a Public Hearing for Wednesday, July 21, 2010, to hear public comment on the rezoning of parcels located on the north side of County Farm Road located in Section 2 from Agricultural to Suburban Residential. The reason for this change is to make the existing parcels conforming to the current zoning requirement and to meet the intent of the Eureka Township Master Plan. Motion carried. Sections 3 and 4 were tabled indefinitely.
10. Motion by Decker, second by Sage to accept the recommendation back from the Township Board to state that above ground swimming pools 4 foot or higher will either require a secure 4 foot high closing, lockable gate at the entrance of the pool or the ladder must be removed when the pool is not in use, and also to add sections for enforcement, penalties, and severability. Yes: 3, No: 4, Putnam, Roy, Wilkin, and Gilman. Motion denied.
11. Motion by Putnam, second by Decker to send the Pool issue back to the Township Board requesting to stick with the original proposal of stating that above ground swimming pools 4 foot or higher will require a secure 4 foot high self closing, self locking gate around the entrance of the pool. Yes: 6. No: 1, Blanding. Motion carried.
12. Motion by Roy, second by Gilman to set a Public Hearing for Wednesday, July 21, 2010, to hear public comment allowing portable signs in all Commercial and Industrial Zoning Districts. Motion carried.
13. REPORTS:
 - Faussett, CSX Building
 - Faussett/Putnam: Annexation committee, nothing.
 - Roy, Board liaison: Township business concerning fire contract, working on Dangerous Building Ordinance, letter to the Ionia to Greenville Rail Trail, Pool Ordinance, and number of ZBA members
 - Blanding: Road Committee, nothing
 - Putnam: ZBA, nothing
14. During Committee Comments, Blanding asked about the legality of the Ionia to Greenville Rail Trail's right of acquiring the property; the Federal Law gives them the right.
15. Meeting adjourned by Putnam at 9:30PM.

Respectfully Submitted,

Mark Wilkin
Planning Commission Secretary