

EATON COUNTY PLANNING COMMISSION

NOTICE OF MEETING:

DATE: February 6, 2024

TIME: 7:00 p.m.

PLACE: Eaton County Courthouse, Board of Commissioner's Room,
1045 Independence Blvd., Charlotte, MI 48813

AGENDA:

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Notice Requirement
5. Approval of Agenda **February 6, 2024**
6. Nominations and Elections of Chairperson, Vice Chairperson and Secretary
7. Approval of Minutes **December 5, 2023**
8. Public Comments
9. Public Hearings of Conditional Use Permit and District Change Amendment Applications: None
10. Farmland Preservation (PA 116) Applications: None
11. Other Business:
 - a. Review 2022 and 2023 Planning Commission Annual Reports
11. Reports:
 - a. Department of Construction Codes & Planning and Zoning
 - b. Zoning Ordinance Committee
 - c. Board of Appeals
12. Public Comments
13. Upcoming Case(s):
14. Adjournment

**EATON COUNTY
PLANNING COMMISSION
December 5, 2023**

Call to Order: Brian Ross, Chair of the Eaton County Planning Commission called the meeting to order at 7:00 p.m. in the Board of Commissioners Room, Eaton County Courthouse, 1045 Independence Blvd., Charlotte, MI.

Pledge: The Pledge of Allegiance was given by all.

Roll Call: Scott Hansen, Lisa Lawitzke, Bruce Porter, Michael Hosey, Tim Catron, Zachary Dillinger, Frank Holmes, Ben Tirrell, and Brian Ross

Staff Present: Brandy Miller, Chris Garrison, and Tamara Alger

Agenda Approval: A motion was made by **Commissioner Hosey** to approve the agenda for the December 5, 2023 meeting. **Commissioner Tirrell** supported. Motion carried.

Minutes Approval: A motion was made by **Commissioner Hosey** to approve the November 7, 2023 minutes as printed. **Commissioner Lawitzke** supported. Motion carried.

Public Comments: Mr. Drew Marks, stated that he missed the prior Board of Appeals meeting and wanted to clarify the changes he was asking for to the appealed CUP for Mr. Tom Cassidy. Mr. Marks stated that he is in favor of Mr. Cassidy's CUP with the exception of clearer conditions and stipulations. Mr. Marks stated that he would like to have the CUP conditions and stipulations listed out to make the approval clearer. Mr. Marks went over section the zoning ordinance regarding section R-1, Conditional Uses by Right. Mr. Marks stated that what was approved on Mr. Cassidy's CUP goes against the zoning ordinance. Mr. Marks stated that he does in fact live on the lake and can see Mr. Cassidy's property, and that he is trying to look out for the other residents on the lake. Mr. Marks asked **Commissioner Ross** if asking for clearer stipulations would be something that could be entertained. **Commissioner Ross** stated that if something was excluded from the CUP approval it was excluded intentionally and that the discussion was made among the Planning Commission and appropriate decisions followed. Mr. Marks stated that he only saw one condition, which was that Mr. Cassidy can have three trailers. Mr. Marks stated he felt that was vague and inquired about the recourse when rules were unclear. Mr. Marks stated that he just wants to look back at Mr. Cassidy's CUP and add conditions, but that he is for the approval of the CUP with conditions. **Commissioner Ross** stated that there is no more recourse for the Planning Commission, as the Board of Appeals has denied Mr. Marks appeal. Mr. Marks stated that he is in fact an aggrieved person because of the rules that he feels have been ignored, and that his distance to the Mr. Cassidy's property would not factor into that.

Public comment closed: 7:12 p.m.

Public Hearings of Conditional Use Permit and District Change Amendment Applications:

CU-4-16-5: Request by Michael Middaugh and Katie Baum for a Change of Conditions to an existing Conditional Use Permit which allows for the operation of a Construction Contractors Establishment and Storage of Heavy Equipment (tree service) per Section 14.29 of the Zoning Ordinance at 2355 S. Royston Road, Section 30, Eaton Rapids Township. Specifically, the request is to construct a lean-to onto his already approved pole barn.

Staff Report: Ms. Miller read the staff report into record.

Applicant Statement: Mr. Middaugh stated he had nothing to add. Mr. Middaugh offered to answer any questions staff might have.

Commissioner Ross invited any speaker in favor or opposition to the request to make public comment.

Speakers in favor: None

Speakers opposed: None

Public hearing closed: 7:15 p.m.

Commissioner Tirrell moved to approve CU-4-16-5 a request by Michael Middaugh and Katie Baum for a Change of Conditions to an existing Conditional Use Permit which allows for the operation of a Construction Contractors Establishment and Storage of Heavy Equipment (tree service) per Section 14.29 of the Zoning Ordinance at 2355 S. Royston Road, Section 30, Eaton Rapids Township. Specifically, the request is to construct a lean-to onto his already approved pole barn, with the following conditions:

1. Requirements of all other local, state and federal agencies must be met, including but not limited to: Eaton County Road Commission, Barry-Eaton District Health Department, Michigan Department of Environment, Great Lakes and Energy, Eaton County Construction Code Department, Eaton County Central Dispatch, and Eaton County Drain Commissioner.
2. This Conditional Use Permit is granted to Michael Middaugh and Katie Baum for the above-described use only. It is not transferable per the Zoning Ordinance.

Commissioner Holmes supported the motion. A roll call was taken with nine (9) voting aye and none (0) voting nay. Motion carried.

CU1-97-2: Request by Nashville Construction for a Change of Conditions to an existing Conditional Use Permit which allows for the operation of a Construction Contractors Establishment and Storage of Heavy Equipment (road construction company) per Section 14.29 of the Zoning Ordinance at 11205 Lawrence Highway, Section 18, Kalamo Township. Specifically, the request is to construct an addition on to an existing building.

Staff Report: Ms. Miller read the staff report, applicant's statement, and site plan review responses from the Drain Commissioner's Office into record.

Commissioner Ross asked Ms. Miller if the site plan in the file is better than his copy. Ms. Miller stated the provided site plan is rather dark, but that she can read the file copy better. **Commissioner Ross** stated he just wanted to make sure Ms. Miller had a copy she could use. **Commissioner Catron** asked where item four was on the site plan. Ms. Miller directed him that it was directly under item 3 on the site plan.

Applicant Statement: Mr. Kris Hulsebos on behalf of Nashville Construction stated he has nothing to add, but would be happy to answer any questions.

Commissioner Ross: invited any speaker in favor or opposition to the request to make public comment.

Speakers in favor: None

Speakers opposed: None

Public hearing closed: 7:24 p.m.

Commissioner Hosey asked Ms. Miller if there were any letters from the area or residents living there. Ms. Miller stated there were not and that there have not been any complaints since 1993.

Commissioner Hosey moved to approve CU1-97-2 a request by Nashville Construction for a Change of Conditions to an existing Conditional Use Permit which allows for the operation of a Construction Contractors Establishment and Storage of Heavy Equipment (road construction company) per Section 14.29 of the Zoning Ordinance at 11205 Lawrence Highway, Section 18, Kalamo Township. Specifically, the request is to construct an addition on to an existing building, with the following conditions:

1. Requirements of all other local, state and federal agencies must be met, including but not limited to: Eaton County Road Commission, Barry-Eaton District Health Department, Michigan Department of Environment, Great Lakes and Energy, Eaton County Construction Code Department, Eaton County Central Dispatch, and Eaton County Drain Commissioner.
2. This Conditional Use Permit is granted to Michael Middaugh and Katie Baum for the above-described use only. It is not transferable per the Zoning Ordinance.

Commissioner Lawitzke supported the motion. A roll call was taken with nine (9) voting aye and none (0) voting nay. Motion carried.

Other Business: Mr. Jason Ball from Rowe Professional Services Company went over the Master Plan packet he provided to the Planning Commission members.

Commissioner Ross stated he felt comfortable with the presented Master Plan and the work that led up to it. **Commissioner Ross** stated that no concerns have been expressed and he feels ready to move forward.

Commissioner Catron stated it might be nice to acknowledge the townships that helped move the Master Plan forward. Mr. Ball stated he would be sure to acknowledge the townships as well.

Commissioner Catron moved to submit the Master Plan draft as presented to the Eaton County Board of Commissioners for the sixty-three day review.

Commissioner Hosey supported the motion. A roll call was taken with nine (9) voting aye and none (0) voting nay. Motion carried.

Reports: Ms. Miller stated she spoke with Commissioner Ross regarding the monthly Department Report created for Public Works and Planning and the Board of Commissioners. She stated the Department Report will be sent to the Planning Commission in the meeting packets. Ms. Miller stated this will keep the Planning Commission informed of other activities the department is working on.

Ms. Miller stated the Planning Commission will be reviewing the 2022 and 2023 Annual Report at their February meeting. If approved it will be submitted to the Eaton County Board of Commissioners as required by law.

Ms. Miller stated the Zoning Ordinance Committee meeting will be held on January 16, 2024. She stated during their November meeting there were extensive conversations regarding marijuana facilities as requested by the Board of Commissioners. Ms. Miller stated that it was requested of staff to find out where within our existing land use policies within the Zoning Ordinance that marijuana facilities may currently fit, and then potentially send that to the Board of Appeals for an interpretation of the zoning ordinance, and then do a minimal district change amendment text amendment to add the definition of the marijuana facilities and hemp and prohibit marijuana facilities as use as a home business. Ms. Miller stated that staff did have a conversation with their attorney, and that their attorney is also on board with that plan of action. Ms. Miller stated that once staff comes up with the interpretations prior to the Board of Appeals hearing or the Zoning Ordinance Committee seeing it, the attorney will review it again.

Ms. Miller stated that the Zoning Ordinance Committee also discussed a request by Ms. Barbara VanderMolen for the consideration of the construction of duplexes in Low Density Residential Zoning Districts for senior living. The Zoning Ordinance Committee supported Ms. VanderMolen's request to go into a text amendment to go before the Planning Commission. Ms. Miller stated that text amendment will go before the Planning Commission with the normal update regarding the department language regarding the Zoning Ordinance. Ms. Miller stated the Zoning Ordinance Committee will meet again on January 16, 2024.

Ms. Miller stated the Board of Appeals met this evening; they denied an appeal of the Planning Commission's decision by Mr. Drew Marks, specifically the motion that was made was that they did not find he was an aggrieved party. Ms. Miller stated that the staff provided all of the documents in reference to Mr. Cassidy's conditional use permit and Ms. Tirrell's previous conditional use permit with the Staff Report. She stated public comment was read into record from neighbors around Mr. Cassidy's property and public comment from Mr. Marks was also read into record. Ms. Miller stated that Mr. Marks was not present at the meeting. She stated that staff did address three specific items in Mr. Marks letter to the Board of Appeals, one that staff would not allow adding the conditions and regulations that he wanted. Ms. Miller stated that staff explained to Mr. Marks that only the actual motion of the Planning Commission or conditions and regulations of the application are written in the conditional use permit. Ms. Miller stated that Mr. Marks was requesting further regulations and conditions that were not a part of the motion or part of the application. Ms. Miller stated that staff also addressed the three units that are defined within the Low Density Residential Zoning District; she stated the three units refer to dwelling units which are defined within the Zoning Ordinance. She stated the definition was read into record. Ms. Miller stated that staff also gave clarification on the site plan and whether or not staff required Mr. and Ms. Cassidy to include an easement that was located on the southwest corner of their property that allowed for their neighboring property owner to have approximately ten foot of their drain field encroach onto their property. Ms. Miller stated that staff did not require the easement on the site plan as it did not affect the application Mr. and Ms. Cassidy's proposed use of the property. Ms. Miller stated the end result was that board of appeals did choose to deny the application based on the fact that they did not find that Mr. Marks was an aggrieved party.

Ms. Miller stated that there are no upcoming cases for the January 9, 2024 meeting.

A motion was made by **Commissioner Hosey** to adjourn the meeting. **Commissioner Lawitzke** supported. Motion carried.

The meeting adjourned at 7:37 p.m.

2022 ANNUAL REPORT

Eaton County Planning Commission

This Annual Report is prepared for the Eaton County Board of Commissioners by the Eaton County Planning Commission as required by the Michigan Zoning Enabling Act (PA 110 of 2006) and Michigan Planning Enabling Act (PA 33 of 2008) to document planning and zoning activities each year. The following report identifies the activities of the Planning Commission and Zoning Board of Appeals for 2022.



INTRODUCTION

The Eaton County Planning Commission functions under and has their powers and duties set forth by the Michigan Zoning Enabling Act (PA 110 of 2006) and Michigan Planning Enabling Act (PA 33 of 2008). The Michigan Planning Enabling Act (MPEA) provides for the creation, organization, powers and duties of Planning Commissions. The Michigan Zoning Enabling Act (MZEA) provides for the adoption of zoning ordinances and the establishment of zoning districts and prescribes powers and duties of certain officials including the Planning Commission.

Section 308 of the MZEA (MCL 125.3308) required the Planning Commission to prepare a report for the legislative body on the administrator and enforcement of the Zoning Ordinance.

Section 19 of the MPEA (MCL 125.3819) requires the Eaton County Planning Commission to make an annual written report to the County Board of Commissioners.

This report is to provide the Board with a summary of the planning activities over the past year.

MEMBERSHIP

The MPEA states that membership of the Planning Commission shall be representative of important segments of the community, such as the economic, governmental, educational, and social development of the local unit of government, in accordance with the major interests as they exist in the local unit of government, such as agriculture, natural resources, recreation, education, public health, government, transportation, industry, and commerce. The membership shall also be representative of the entire geography of the local unit of government to the extent practicable.

In 2022, the Planning Commission's membership was as follows:

Brian Ross, Chairperson	Lisa Lawitzke
Ben Tirrell, Vice – Chairperson	Bruce Porter
Mike Hosey, Secretary	Zachary Dillinger
Jim Mott, BOC Representative	Tim Catron
Barbara Rogers, BOC Representative	

Department Staff for 2022 was as follows:

Claudine Williams, Director of Community Development and Housing
Brandy Miller, Planning and Zoning Assistant/Code Enforcement Officer

MEETINGS

Regular meetings of the Planning Commission were scheduled for the First Tuesday of the month at 7:00 p.m. All meetings were held in compliance with the Open Meetings Act (PA 267 of 1976). Meetings were held in the Board of Commissioners Room of the Eaton County Courthouse building.

- The Planning Commission held eight (8) regular meetings and one (1) special meeting.
- The Planning Commission Subcommittees held a total of three (3) meetings.

EATON COUNTY PLANNING AND ZONING

Eaton County has been administering planning and zoning activities for the county for almost 60 years, beginning on October 1, 1959.

The current Planning Commission consists of nine (9) members authorized with overseeing zoning and planning related matters within Eaton County's Zoning Jurisdiction. This includes all land within Eaton County excluding a portion of the City of Lansing, Delta, Windsor, Oneida and Benton Charter Townships and any cities and villages. Hamlin Township began administering zoning for their township in October of 2022.

County planning and zoning provides a regional perspective, creates consistency, and is in line with the State of Michigan's goal to work regionally together. County planning and zoning ensures a regional view and wise planned growth within our community.

PLANNING COMMISSION RESPONSIBILITIES

The Planning Commission's basic duties and responsibilities include the following:

- Conduct public hearings as required by the Zoning Ordinance and the MZEA and MPEA, making specific determinations on each matter.
- Make comprehensive reviews and recommend changes to the Ordinance periodically in cooperation with affected Township Boards of Trustees.
- Make recommendations to the Board of Commissioners on Zoning Ordinance Text Amendments in accordance with the MZEA, Eaton County Zoning Ordinance and the Eaton County Master Plan.
- Make recommendations to the Board of Commissioners on rezoning requests (Zoning Map Amendments) in accordance with the MZEA, Eaton County Zoning Ordinance and the Eaton County Master Plan.
- Make recommendations to the Board of Commissioners on amendments to the Purchase of Development Rights (PDR) Ordinance in accordance with the MZEA.
- Update and maintain the Eaton County Master Plan in accordance with the MPEA.
- Review and comment on any proposed Master Plans or Master Plan amendments for any community within or adjacent to Eaton County as required by the MPEA.
- The Planning Commission is also considered a reviewing agency for applications into the Farmland and Open Space Preservation Program (PA 116).

PLANNING COMMISSION ACTIVITY IN 2022

The Planning Commission worked diligently throughout the year to uphold their responsibilities and accomplish their tasks. The following is a summary of their activity:

Conditional Use Permits: The Commission held public hearings on twelve (12) conditional use permit requests in 2022. Nine (9) new permits and three (3) changes to existing permits were approved; resulting in thirteen (13) land uses as follows:

- Five (5) Construction Contractors Establishments – one (1) each in Eaton Rapids, Hamlin and Kalamo Townships were new. Two (2) in Eaton Rapids Township were a change of conditions to existing permits.
- One (1) Surface Mine – in Vermontville Township.
- Three (3) Home Businesses – one (1) each in Hamlin, Eaton and Vermontville Townships.
- One (1) Commercial Recreation Facilities – in Eaton Township.
- Two (2) Agricultural Businesses – one (1) each in Carmel and Eaton Townships.
- One (1) Distressed Vehicle Transporter – in Walton Township.

Conditional Use Permit (CUP) Applications By Year							
	New	Change of Conditions	Withdrawn	Denied	Dismissed	Revoked	Total
2010	13	2	0	0	0	0	15
2011	7	1	3	0	0	0	11
2012	13	6	2	0	0	0	21
2013	16	0	2	1	0	0	19
2014	8	6	0	0	0	0	14
2015	32	2	0	0	0	0	34
2016	13	6	0	0	0	0	19
2017	22	6	1	0	0	0	29
2018	16	8	1	0	0	0	25
2019	8	6	0	0	0	0	14
2020	4	4	0	0	2	1	11
2021	10	5	1	0	0	0	16
2022	9	3	0	0	0	0	12
TOTALS	171	55	10	1	2	1	240

Zoning Ordinance Text Amendments: The Planning Commission did not have any requests for Zoning Ordinance text amendments in 2022.

Zoning Ordinance Map Amendments: The Planning Commission held public hearings on two (2) Zoning Ordinance Map amendment requests in 2022:

- **DCA-5-22-1:** Request by Ernest and Caren Gurka for a District Change Amendment to change the zoning of a vacant parcel of land located off from River Road identified as parcel 130-031-400-001-03, from Low Density Residential (R-1) to Limited Agricultural (LA). The property is located in Section 31, Bellevue Township.
- **DCA-7-22-2:** Request by Garrett and Kellie Madry for a District Change Amendment to change the zoning of property located at 11260 Pine Hwy, from Low Density Residential (R-1) to Limited Agricultural (LA). The property is located in Section 30, Bellevue Township.

All map amendments were recommended for approval to the Board of Commissioners; they were approved and adopted.

Sub Committee Meetings:

- The Site Plan Review Committee did not meet in 2022.
- The Zoning Ordinance Committee held one (1) public meeting in 2022 to work on language for Wind Energy Systems.
- The Administrative Committee held two (2) public meeting review proposals for the Master Plan Update.

Farmland Agreement Applications: The Planning Commission reviewed and commented on two (2) Farmland Agreement applications in Kalamo and Roxand Townships. Total acreage of land entering into the program was two-hundred thirty-three (233) acres.

Surface Mine Inspections: Staff conducted inspections of all ten (surface) mines in 2022.

Purchase of Development Rights (PDR): Eaton County received funding from the Michigan Department of Agriculture and Rural Development (MDARD) to protect a one-hundred seventy-one (171) acres of farm land in Eaton Rapids Township. The PDR Committee did not meet in 2022.

ZONING PERMIT AND VIOLATION ACTIVITY IN 2022

Staff issued three-hundred fifteen (315) Zoning Referrals in 2022. Thirty-six (36) junk violations were carried over from the year 2021, twenty-three (23) new ones were received and twenty-eight (28) were closed. Twenty-six (26) zoning violations were carried over from 2021, thirty-six (36) new ones were received and thirty-six (6) were closed. Details are shown on the charts located on pages 6 and 7 of this report.

CASES	Conditional Use Permits		Board of Appeals		Administrative Variances		District Change Amendments		Site Plan Reviews		Zoning Referrals		Private Roads		Agricultural Buildings		Lot Line Adjustments		Land Divisions Reviewed		TOTAL	
	"21"	"22"	"21"	"22"	"21"	"22"	"21"	"22"	"21"	"22"	"21"	"22"	"21"	"22"	"21"	"22"	"21"	"22"	"21"	"22"	"21"	"22"
MO/YR	"21"	"22"	"21"	"22"	"21"	"22"	"21"	"22"	"21"	"22"	"21"	"22"	"21"	"22"	"21"	"22"	"21"	"22"	"21"	"22"	"21"	"22"
JAN	1	0	0	0	0	0	0	0	0	0	18	18	0	0	3	5	5	8	4	6	31	37
FEB	1	4	1	1	0	0	0	0	0	0	8	16	0	0	1	0	2	0	1	3	14	24
MARCH	0	0	1	0	0	0	0	0	1	0	31	20	1	0	6	1	2	3	5	4	47	28
APRIL	1	0	0	1	0	0	2	0	0	0	38	38	0	0	8	3	3	3	4	6	56	51
MAY	0	2	0	0	0	0	0	1	2	0	39	36	0	0	4	3	2	2	4	2	51	46
JUNE	3	1	2	0	0	0	1	0	0	0	33	38	0	0	0	0	4	4	2	4	45	47
JULY	1	2	0	1	0	0	0	1	0	0	27	31	0	0	1	2	7	2	2	4	38	43
AUG	1	1	1	0	0	0	0	0	1	0	31	37	0	0	2	3	4	2	6	2	46	45
SEPT	4	1	0	1	0	0	0	0	0	0	25	29	0	0	3	2	3	2	4	4	39	39
OCT	2	1	0	1	0	0	0	0	0	0	21	26	0	0	2	1	2	1	1	4	28	34
NOV	0	0	0	0	0	0	2	0	0	0	12	14	0	0	1	0	3	2	2	3	20	19
DEC	2	0	1	1	0	0	1	0	0	0	14	12	0	0	1	5	2	6	6	0	27	24
TOTALS	16	12	6	6	0	0	6	2	4	0	297	315	1	0	32	25	39	35	41	42	442	437

CASES	JUNK	JUNK	JUNK	JUNK	ZONING	ZONING	ZONING	ZONING	
	(NEW)	(NEW)	(CLOSED)	(PENDING)	(NEW)	(NEW)	(CLOSED)	(PENDING)	
		2021 carryover: 36				2021 carryover: 26			
MO/YR	2021	2022	2022	2022(PENDING)	2021	2022	2022	2022(PENDING)	
JAN	0	1	16	21	3	7	14	19	
FEB	1	1	1	21	1	0	0	19	
MARCH	0	1	1	21	1	2	4	17	
APRIL	2	6	3	24	1	3	2	18	
MAY	5	6	1	29	8	2	0	20	
JUNE	2	0	1	28	0	1	1	20	
JULY	2	1	3	26	7	10	6	24	
AUG	1	1	0	27	4	5	2	27	
SEPT	0	2	1	28	3	1	0	28	
OCT	4	1	1	28	6	1	3	26	
NOV	1	2	0	30	0	4	3	27	
DEC	0	1	0	31	1	0	1	26	
TOTALS	18	23	28	31	35	36	36	26	
			TOTAL PENDING JUNK & ZONING VIOLATIONS						57

PLANNING ACTIVITY FOR 2023 (Goals)

- The Planning Commission will continue to work on updating the 2012 County Master Plan.
- The Planning Commission will continuously review the Zoning Ordinance and will make recommendations to the Board of Commissioners on amendments to the Zoning Ordinance as needed.
- The Planning Commission will also maintain the open lines of communication with townships. The Planning Commission and staff believe communication with our townships is important to best service the people of Eaton County.

ZONING BOARD OF APPEALS (ZBA) ACTIVITY IN 2022

The Zoning Board of Appeals acts upon questions as they arise in the administration of the Zoning Ordinance. The Zoning Board of Appeals may reverse or affirm wholly or partly or may modify the order, requirement, decision, or determination of the Development Official, the Site Plan Review Committee, the Planning Commission, or any other official administering or enforcing the provisions of the Zoning Ordinance.

ZONING BOARD OF APPEALS RESPONSIBILITIES

The Zoning Board of Appeals basic duties and responsibilities include the following:

- Conduct public hearings as required by the Zoning Ordinance and the MZEA, making specific determinations on each matter.

Regular meetings of the Board of Appeals were scheduled for the first Tuesday of the month at 6:00 p.m. The Board of Appeals met six (6) times in 2022. All meetings were held in compliance with the Open Meetings Act (PA 267 of 1976).

In 2022, the Board of Appeals membership was as follows:

Nikki Chmielewski, Chairperson	Charamy Cleary
Don Chase, Vice – Chairperson	Jeremy Whittum (alternate)
April Stopczynski, Secretary	
Tim Cattron (Planning Commission Representative)	

The Zoning Board of Appeals heard eight (8) requests from six (6) applicants in 2022. The table on the following page indicates the type and number of request with the Zoning Board of Appeals decision.

2022 Zoning Board of Appeals Requests

Type of Action	Approved	Denied	Postponed	Withdrawn	Total
Variance for setback of accessory building to communication tower	1				1
Review of Planning Commission's Decision		1			1
Review of Staff Decision			1		1
Variance for minimum parcel size	1				1
Variance for minimum road frontage for a parcel	1				1
Variance for number of parking spaces		1			1
Variance for required landscaping	1				1
Variance for square footage allow for rental storage building	1				1
TOTALS 2022	5	2	1		8

2023 ANNUAL REPORT

Eaton County Planning Commission

This Annual Report is prepared for the Eaton County Board of Commissioners by the Eaton County Planning Commission as required by the Michigan Zoning Enabling Act (PA 110 of 2006) and Michigan Planning Enabling Act (PA 33 of 2008) to document planning and zoning activities each year. The following report identifies the activities of the Planning Commission and Zoning Board of Appeals for 2023.



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Section 308 of the MZEA (MCL 125.3308) required the Planning Commission to prepare a report for the legislative body on the administrator and enforcement of the Zoning Ordinance.

Section 19 of the MPEA (MCL 125.3819) requires the Eaton County Planning Commission to make an annual written report to the County Board of Commissioners.

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Ben Tirrell, Vice – Chairperson	Bruce Porter
Mike Hosey, Secretary	Zachary Dillinger
Frank Holmes, BOC Representative	Tim Catron
Scott Hansen, BOC Representative	

Department Staff for 2023 was as follows:

Claudine Williams, Director of Community Development and Housing
Chris Garrison, Director of the Department of Construction Codes & Planning and Zoning
Brandy Miller, Planning and Zoning Administrator/Code Enforcement Officer
Tammy Alger, Planning and Zoning Assistant

MEETINGS

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- The Planning Commission held eight (8) regular meetings and five (5) special meetings.
- The Planning Commission Subcommittees held a total of one (1) meeting.

EATON COUNTY PLANNING AND ZONING

Eaton County has been administering planning and zoning activities for the county since October 1, 1959.

The current Planning Commission consists of nine (9) members authorized with overseeing zoning and planning related matters within Eaton County's Zoning Jurisdiction. This includes all land within Eaton County excluding a portion of the City of Lansing, Delta, Windsor, Oneida and Benton Charter Townships, Hamlin Township and any cities and villages.

County planning and zoning provides a regional perspective, creates consistency, and is in line with the State of Michigan's goal to work regionally together. County planning and zoning ensures a regional view and wise planned growth within our community.

PLANNING COMMISSION RESPONSIBILITIES

The Planning Commission's basic duties and responsibilities include the following:

- Conduct public hearings as required by the Zoning Ordinance and the MZEA and MPEA, making specific determinations on each matter.
- Make comprehensive reviews and recommend changes to the Ordinance periodically in cooperation with affected Township Boards of Trustees.
- Make recommendations to the Board of Commissioners on Zoning Ordinance Text Amendments in accordance with the MZEA, Eaton County Zoning Ordinance and the Eaton County Master Plan.
- Make recommendations to the Board of Commissioners on rezoning requests (Zoning Map Amendments) in accordance with the MZEA, Eaton County Zoning Ordinance and the Eaton County Master Plan.
- Make recommendations to the Board of Commissioners on amendments to the Purchase of Development Rights (PDR) Ordinance in accordance with the MZEA.
- Update and maintain the Eaton County Master Plan in accordance with the MPEA.
- Review and comment on any proposed Master Plans or Master Plan amendments for any community within or adjacent to Eaton County as required by the MPEA.
- The Planning Commission is also considered a reviewing agency for applications into the Farmland and Open Space Preservation Program (PA 116).

PLANNING COMMISSION ACTIVITY IN 2023

The Planning Commission worked diligently throughout the year to uphold their responsibilities and accomplish their tasks. The following is a summary of their activity:

Conditional Use Permits: The Commission held public hearings on fifteen (15) conditional use permit requests for sixteen land (16) uses in 2023. Seven (7) new permits and eight (8) changes to existing permits were approved, one (1) land use request was withdrawn; resulting in sixteen (16) land uses as follows:

- Six (6) Construction Contractors Establishments – one (1) in Walton Township was new. Three (3) in Eaton Rapids Township and one (1) each in Kalamo and Vermontville Townships were a change of conditions to existing permits.
- One (1) Surface Mine – in Eaton Township.
- One (1) Religious Institution– change of conditions in Carmel Township.
- One (1) Home Business – in Brookfield Township.
- One (1) Commercial Recreation Facilities – change of conditions in Eaton Township.
- One (1) Agricultural Business – change of conditions in Eaton Rapids Township.
- One (1) Day Care Facility – in Brookfield Township.
- Two (2) Government Facilities – one (1) each in Brookfield and Walton Township.
- One (1) Open Air Storage – in Walton Township was withdrawn.
- One (1) Park – in Sunfield Township.

Conditional Use Permit (CUP) Applications By Year							
	New	Change of Conditions	Withdrawn	Denied	Dismissed	Revoked	Total
2011	7	1	3	0	0	0	11
2012	13	6	2	0	0	0	21
2013	16	0	2	1	0	0	19
2014	8	6	0	0	0	0	14
2015	32	2	0	0	0	0	34
2016	13	6	0	0	0	0	19
2017	22	6	1	0	0	0	29
2018	16	8	1	0	0	0	25
2019	8	6	0	0	0	0	14
2020	4	4	0	0	2	1	11
2021	10	5	1	0	0	0	16
2022	9	3	0	0	0	0	12
2023	7	8	1	0	0	0	16
TOTALS	165	61	11	1	2	1	241

Zoning Ordinance Text Amendments: The Planning Commission held one (1) public hearing in reference to a Zoning Ordinance text amendment request in 2023:

- **DCA-8-23-2:** Request by Eaton County Planning Commission to amend the Eaton County Land Development Code (Zoning Ordinance). Article 7 Land Development Districts, add Wind Energy Systems as a use in Sections 7.3.3 & 7.3.4 (Limited Agricultural) and Section 7.6.4 (Industrial); Article 14 Specific Provisions and Requirements, amend Section 14.5 Community Service Facility and add Section 14.41 Wind Energy System (WES).

Zoning Ordinance Map Amendments: The Planning Commission held one (1) public hearing in reference to a zoning Ordinance Map amendment request in 2023:

- **DCA-4-23-1:** Request by Paul Elieff, owner of 125 STJOE LLC, for a District Change Amendment to change the zoning of property located at 1540 Island Highway, from Industrial (I) to Limited Agricultural (LA). The property is located in Section 17, Eaton Township.

All amendments were recommended for approval to the Board of Commissioners; they were approved and adopted.

Sub Committee Meetings:

- The Site Plan Review Committee did not meet in 2023.
- The Zoning Ordinance Committee held five (5) public meetings in 2023 to discuss potential amendments to the Zoning Ordinance.
- The Administrative Committee did not meet in 2023.

Farmland Agreement Applications: The Planning Commission reviewed and commented on three (3) Farmland Agreement applications in Bellevue and Eaton Rapids Townships. Total acreage of land entering into the program was one-hundred six (106) acres.

Surface Mine Inspections: Staff conducted inspections of all ten (surface) mines in 2023.

Purchase of Development Rights (PDR): There were no PDR activities in 2023.

ZONING PERMIT AND VIOLATION ACTIVITY IN 2023

Staff issued two-hundred forty-eight (248) Zoning Referrals in 2023. Thirty-one (31) junk violations were carried over from the year 2022, twenty-three (23) new ones were received and fifteen (15) were closed. Twenty-six (26) zoning violations were carried over from 2022, twenty-one (21) new ones were received and fourteen (14) were closed. Details are shown on the charts located on pages 6 and 7 of this report.

Planning & Zoning Cases	Conditional Use Permits		Board of Appeals		Adminis- trative Variances		District Change Amend- ments		Site Plan Reviews		Zoning Referrals		Private Roads		Agricultural Buildings		Lot Line Adjustments		Land Divisions Reviewed		TOTAL		
	"22"	"23"	"22"	"23"	"22"	"23"	"22"	"23"	"22"	"23"	"22"	"23"	"22"	"23"	"22"	"23"	"22"	"23"	"22"	"23"	"22"	"23"	MONTH
MO/YR	"22"	"23"	"22"	"23"	"22"	"23"	"22"	"23"	"22"	"23"	"22"	"23"	"22"	"23"	"22"	"23"	"22"	"23"	"22"	"23"	"22"	"23"	
JAN	0	0	0	0	0	0	0	0	0	0	18	19	0	0	5	0	8	1	6	2	37	22	
FEB	4	0	1	0	0	0	0	0	0	0	16	16	0	0	0	2	0	5	3	1	24	24	
MARCH	0	0	0	0	0	0	0	0	0	0	20	19	0	0	1	2	3	1	4	3	28	25	
APRIL	0	4	1	1	0	0	0	1	0	0	38	22	0	0	3	3	3	0	6	1	51	32	
MAY	2	3	0	2	0	0	1	0	0	0	36	22	0	0	3	3	2	2	2	2	46	34	
JUNE	1	0	0	0	0	0	0	0	0	0	38	22	0	0	0	1	4	2	4	1	47	26	
JULY	2	0	1	0	0	0	1	0	0	0	31	32	0	0	2	1	2	3	4	1	43	37	
AUG	1	1	0	0	0	0	0	1	0	0	37	25	0	0	3	4	2	4	2	2	45	37	
SEPT	1	1	1	0	0	0	0	0	0	0	29	25	0	0	2	4	2	2	4	1	39	33	
OCT	1	4	1	0	0	0	0	0	0	0	26	21	0	0	1	1	1	3	4	3	34	32	
NOV	0	0	0	0	0	0	0	0	0	0	14	16	0	0	0	1	2	2	3	1	19	20	
DEC	0	2	1	1	0	0	0	0	0	0	12	9	0	0	5	1	6	2	0	1	24	16	
TOTALS	12	15	6	4	0	0	2	2	0	0	315	248	1	0	25	23	35	27	42	19	437	338	

Planning & Zoning Enfor.	JUNK	JUNK	JUNK	JUNK	ZONING	ZONING	ZONING	ZONING	
	(NEW)	(NEW)	(CLOSED)	(PENDING)	(NEW)	(NEW)	(CLOSED)	(PENDING)	
		2022 carryover: 31				2022 carryover: 26			
MO/YR	2022	2023	2023	2023(PENDING)	2022	2023	2023	2023(PENDING)	
JAN	1	3	0	34	7	2	1	27	
FEB	1	2	0	36	0	1	0	28	
MARCH	1	7	4	39	2	3	1	30	
APRIL	6	2	1	40	3	1	0	31	
MAY	6	2	1	41	2	3	3	31	
JUNE	0	1	0	42	1	2	2	31	
JULY	1	0	0	42	10	0	1	30	
AUG	1	1	3	40	5	0	4	26	
SEPT	2	2	0	42	1	1	0	27	
OCT	1	3	3	42	1	3	0	30	
NOV	2	0	3	39	4	5	2	33	
DEC	1	0	0	39	0	0	0	33	
TOTALS	23	23	15	39	36	21	14	33	
			TOTAL PENDING JUNK & ZONING VIOLATIONS						72

PLANNING ACTIVITY FOR 2024 (Goals)

- The Planning Commission will continue to work on updating the 2012 County Master Plan with a goal to have it completed and adopted by May of 2024.
- Once the Master Plan is adopted the Planning Commission will begin working to achieve the overall goals as listed in Chapter 11 of the Master Plan.
- The Planning Commission will continuously review the Zoning Ordinance and will make recommendations to the Board of Commissioners on amendments to the Zoning Ordinance as needed.
- The Planning Commission will also maintain the open lines of communication with townships. The Planning Commission and staff believe communication with our townships is important to best service the people of Eaton County.

ZONING BOARD OF APPEALS (ZBA) ACTIVITY IN 2023

The Zoning Board of Appeals acts upon questions as they arise in the administration of the Zoning Ordinance. The Zoning Board of Appeals may reverse or affirm wholly or partly or may modify the order, requirement, decision, or determination of the Development Official, the Site Plan Review Committee, the Planning Commission, or any other official administering or enforcing the provisions of the Zoning Ordinance.

ZONING BOARD OF APPEALS RESPONSIBILITIES

The Zoning Board of Appeals basic duties and responsibilities include the following:

- Conduct public hearings as required by the Zoning Ordinance and the MZEA, making specific determinations on each matter.

Regular meetings of the Board of Appeals were scheduled for the first Tuesday of the month at 6:00 p.m. The Board of Appeals met four (4) times in 2023. All meetings were held in compliance with the Open Meetings Act (PA 267 of 1976).

In 2023, the Board of Appeals membership was as follows:

Nikki Chmielewski, Chairperson	Charamy Cleary
Don Chase, Vice – Chairperson	Mark Stahl (alternate)
Tim Cattron (Planning Commission Representative)	
April Stopczynski, Secretary (resigned in Sept.); Rob Cook was appointed in October.	

The Zoning Board of Appeals heard seven (7) requests from five (5) applicants in 2023. The table on the following page indicates the type and number of request with the Zoning Board of Appeals decision.

2023 Zoning Board of Appeals Requests				
Type of Action	Approved	Denied	Withdrawn	Total
Variance for number of signs	1			1
Variance for setback of accessory building to communication tower	1			1
Review of Planning Commission's Decision		1		1
Variance for setback of animal holding area	1			1
Variance for setback from road right-of-way	1			1
Variance for setback from side property line	1			1
Variance for setback from rear property line	1			1
TOTALS 2023	6	1		7



Eaton County Department of Construction Codes & Planning and Zoning

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Telephone: (517) 543-3004 Fax: (517) 543-9924

"OUR GOAL IS TO PROVIDE A SAFER PLACE TO LIVE, WORK AND PLAY"

Department of Construction Codes & Planning and Zoning Report 1/4/2024 For Public Works & Planning Committee January 10, 2024

Department Boards:

- The **Planning Commission** did not meet in January due to lack of business.
- The **Zoning Board of Appeals** did not meet in January due to lack of business.
- The **Construction Code Board of Appeals** did not meet in December due to lack of business.
- The **Zoning Ordinance Committee** will meet on January 16th at 4:00 p.m. They will further discuss potential marihuana facilities and where they may be interpreted to fit within the Zoning Ordinance.

Online Permitting System (BS&A):

Staff met with BS&A to further discuss the online permitting system. Staff signed contracts with BS&A on December 8th. Staff has a meeting scheduled with BS&A on Monday, January 29th to begin implementation of the online permitting system. We hope to be online during the month of February.

Staff from Info. Systems, Property Descriptions and Equalization, Treasures Office and our office has continued discussions with BS&A to determine if their cloud based systems for their building, assessing and tax programs will work for Eaton County.

Master Plan Update:

The Planning Commission at their December 5th meeting moved to recommend the Board of Commissioners at their January 17th meeting approve the Draft Eaton County Master Plan to be sent out for the required sixty-three (63) day review period. The Board of Commissioner may wish to stipulate, if no changes are made to the Draft Master Plan the final approval may be made by the Planning Commission. The Draft Eaton County Master Plan is located on the Eaton County Website: <https://www.eatoncounty.org/618/Master-Plan>

Code Enforcement (open/active):

- Work without permits seven (7)
- Hazardous buildings twenty-one (21)
- Junk thirty-nine (39)
- Zoning thirty-three (33)

No tickets were issued in the month of December.

County Wide Housing Starts		January	February	March	April	May	June	July	August	September	October	November	December	2023 Totals	2022 Totals
Delta Twp.	Site Built	1	0	0	1	1	4	0	0	2	0	0	0	9	23
	Mobile Homes	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Totals	1	0	0	1	1	4	0	0	2	0	0	0	9	23
Eaton County	Site Built	2	4	1	4	6	3	8	10	14	11	6	3	72	78
	Mobile Homes	1	0	0	0	0	0	0	0	1	2	2	15	21	9
	Totals	3	4	1	4	6	3	8	10	15	13	8	18	93	87
Eaton Rapids	Site Built	1	0	0	0	0	0	0	1	1	0	1	1	5	0
	Mobile Homes	0	0	0	4	0	0	0	0	0	0	0	0	4	10
	Totals	1	0	0	4	0	0	0	1	1	0	1	1	9	10
Grand Ledge	Site Built	0	0	4	1	1	0	0	0	0	0	0	1	7	14
	Mobile Homes	9	0	0	0	0	0	0	0	10	0	0	0	19	5
	Totals	9	0	4	1	1	0	0	0	10	0	0	1	26	19
Oneida	Site Built	0	0	0	0	0	1	0	0	0	0	0	0	1	2
	Mobile Homes	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Totals	0	0	0	0	0	1	0	0	0	0	0	0	1	2
County Wide Total		14	4	5	10	8	8	8	11	28	0	0	0	118	141

Monthly Activity Con Code	Tickets issued		Magistrate hearings		Court cases		Commercial Plan Review		Complaints regarding contractors		Public Surveys		TOTAL MONTH	
	"22"	"23"	"22"	"23"	"22"	"23"	"22"	"23"	"22"	"23"	"22"	"23"	"22"	"23"
MO/YR	"22"	"23"	"22"	"23"	"22"	"23"	"22"	"23"	"22"	"23"	"22"	"23"	"22"	"23"
JAN				1		0		2		0		4	0	7
FEB				0		0		4		0		0	0	4
MARCH				0		0		0		0		3	0	3
APRIL				0		0		4		0		2	0	6
MAY				0		0		5		0		2	0	7
JUNE			0	0	0	0	0	5	0	1	3	8	3	14
JULY		22	0	1	0	0	4	4	0	0	4	5	8	32
AUG		6	2	0	0	1	2	3	0	0	2	4	6	14
SEPT		0	0	1	0	1	3	4	0	0	2	2	5	8
OCT		0	0	0	1	0	0	4	0	0	6	3	7	7
NOV		0	0	0	0	0	2	7	0	0	1	2	3	9
DEC		0	0	0	1	0	1	4	0	0	1	2	3	6
TOTALS	0	28	2	3	2	2	12	42	0	1	19	37	35	117

Construction Inspections	Building		Electrical		Mechanical		Plumbing		TOTAL	
	MONTH									
MO/YR	"22"	"23"	"22"	"23"	"22"	"23"	"22"	"23"	"22"	"23"
JAN	231	224	108	132	101	211	65	78	505	645
FEB	164	240	108	109	77	106	35	96	384	551
MARCH	198	255	117	89	121	87	70	156	506	587
APRIL	271	237	121	98	88	89	99	182	579	606
MAY	300	326	101	104	112	86	60	177	573	693
JUNE	305	297	137	120	108	86	92	62	642	565
JULY	338	335	117	101	83	68	72	47	610	551
AUG	390	471	144	148	116	114	81	71	731	804
SEPT	345	432	111	124	100	59	79	11	635	626
OCT	359	437	130	141	116	114	56	66	661	758
NOV	336	361	150	104	89	97	69	93	644	655
DEC	209	347	79	129	58	121	58	61	404	658
TOTALS	3446	3962	1417	1399	1169	1238	835	1100	6874	7699

Construction Permits	Building		Electrical		Mechanical		Plumbing		TOTAL	
	MONTH									
MO/YR	"22"	"23"	"22"	"23"	"22"	"23"	"22"	"23"	"22"	"23"
JAN	53	50	83	69	71	85	30	44	237	248
FEB	35	64	71	46	84	63	42	259	232	432
MARCH	67	47	73	57	71	63	46	78	257	245
APRIL	92	78	80	82	67	71	59	46	298	277
MAY	74	83	95	64	86	64	53	35	308	246
JUNE	82	68	90	80	102	75	42	34	316	257
JULY	83	91	74	80	73	60	33	22	263	253
AUG	82	90	116	79	153	60	32	40	383	269
SEPT	62	143	80	116	69	74	45	31	256	364
OCT	71	65	82	103	95	107	38	35	286	310
NOV	43	67	63	140	82	174	28	142	216	523
DEC	28	63	52	58	78	96	39	21	197	238
TOTALS	772	909	959	974	1031	992	487	787	3249	3662

Construction Enforcements	WWOP	WWOP	WWOP	WWOP	HAZ BLDG	HAZ BLDG	HAZ BLDG	HAZ BLDG
	(NEW)	(NEW)	(CLOSED)	(PENDING)	(NEW)	(NEW)	(CLOSED)	(PENDING)
		2022 carryover 13				2022 carryover 9		
MO/YR	2022	2023	2023	2023(PENDING)	2022	2023	2023	2023(PENDING)
JAN	19	22	19	16	0	7	3	13
FEB	10	20	22	14	2	5	2	16
MARCH	14	14	11	17	2	5	4	17
APRIL	16	20	11	26	4	0	3	14
MAY	14	9	14	21	2	5	3	16
JUNE	9	12	12	21	0	2	2	16
JULY	20	14	10	25	1	0	3	19
AUG	17	8	17	16	2	3	4	18
SEPT	7	5	11	10	3	1	1	18
OCT	11	3	1	12	3	5	3	20
NOV	9	1	6	7	3	0	0	20
DEC	10	2	2	7	1	1	0	21
TOTALS	156	130	136	7	23	34	28	21
			TOTAL WORK WITHOUT PERMITS (WWP) & HAZARDOUS BUILDINGS VIOLATIONS					27

Planning & Zoning Cases	Conditional Use Permits		Board of Appeals		Administrative Variances		District Change Amendments		Site Plan Reviews		Zoning Referrals		Private Roads		Agricultural Buildings		Lot Line Adjustments		Land Divisions Reviewed		TOTAL	
	"22"	"23"	"22"	"23"	"22"	"23"	"22"	"23"	"22"	"23"	"22"	"23"	"22"	"23"	"22"	"23"	"22"	"23"	"22"	"23"	"22"	"23"
MO/YR	"22"	"23"	"22"	"23"	"22"	"23"	"22"	"23"	"22"	"23"	"22"	"23"	"22"	"23"	"22"	"23"	"22"	"23"	"22"	"23"	"22"	"23"
JAN	0	0	0	0	0	0	0	0	0	0	18	19	0	0	5	0	8	1	6	2	37	22
FEB	4	0	1	0	0	0	0	0	0	0	16	16	0	0	0	2	0	5	3	1	24	24
MARCH	0	0	0	0	0	0	0	0	0	0	20	19	0	0	1	2	3	1	4	3	28	25
APRIL	0	4	1	1	0	0	0	1	0	0	38	22	0	0	3	3	3	0	6	1	51	32
MAY	2	3	0	2	0	0	1	0	0	0	36	22	0	0	3	3	2	2	2	2	46	34
JUNE	1	0	0	0	0	0	0	0	0	0	38	22	0	0	0	1	4	2	4	1	47	26
JULY	2	0	1	0	0	0	1	0	0	0	31	32	0	0	2	1	2	3	4	1	43	37
AUG	1	1	0	0	0	0	0	1	0	0	37	25	0	0	3	4	2	4	2	2	45	37
SEPT	1	1	1	0	0	0	0	0	0	0	29	25	0	0	2	4	2	2	4	1	39	33
OCT	1	4	1	0	0	0	0	0	0	0	26	21	0	0	1	1	1	3	4	3	34	32
NOV	0	0	0	0	0	0	0	0	0	0	14	16	0	0	0	1	2	2	3	1	19	20
DEC	0	2	1	1	0	0	0	0	0	0	12	9	0	0	5	1	6	2	0	1	24	16
TOTALS	12	15	6	4	0	0	2	2	0	0	315	248	1	0	25	23	35	27	42	19	437	338

Planning & Zoning Enfor.	JUNK (NEW)	JUNK (NEW)	JUNK (CLOSED)	JUNK (PENDING)	ZONING (NEW)	ZONING (NEW)	ZONING (CLOSED)	ZONING (PENDING)
		2022 carryover: 31				2022 carryover: 26		
MO/YR	2022	2023	2023	2023(PENDING)	2022	2023	2023	2023(PENDING)
JAN	1	3	0	34	7	2	1	27
FEB	1	2	0	36	0	1	0	28
MARCH	1	7	4	39	2	3	1	30
APRIL	6	2	1	40	3	1	0	31
MAY	6	2	1	41	2	3	3	31
JUNE	0	1	0	42	1	2	2	31
JULY	1	0	0	42	10	0	1	30
AUG	1	1	3	40	5	0	4	26
SEPT	2	2	0	42	1	1	0	27
OCT	1	3	3	42	1	3	0	30
NOV	2	0	3	39	4	5	2	33
DEC	1	0	0	39	0	0	0	33
TOTALS	23	23	15	39	36	21	14	33
TOTAL PENDING JUNK & ZONING VIOLATIONS								72