

**EATON COUNTY  
PLANNING COMMISSION  
February 2, 2021**

The Eaton County Planning Commission met virtually as permitted by Public Act 228 of 2020.

**Call to Order:** Brian Ross, Chair of the Eaton County Planning Commission called the meeting to order at 7:00 p.m.

**Pledge:** The Pledge of Allegiance was given by all.

**Roll Call:** Brian Ross, their residence in Hamlin Township, Eaton County, MI  
Michael Hosey, their residence in Chester Township, Eaton County, MI  
Bruce Porter, their residence in Hamlin Township, Eaton County, MI  
Barbara Rogers, their residence in Hamlin Township, Eaton County, MI  
Ben Tirrell, their residence in the City of Charlotte, Eaton County, MI  
Lisa Lawitzke, their residence Bellevue Township, Eaton County, MI  
Jim Mott, their residence in Walton Township, Eaton County, MI arrived at 7:08 p.m.

**Absent:** Tim Cattron and Zachary Dillinger

**Staff Present:** Claudine Williams and Brandy Hatt

**Agenda Approval:** A motion was made by **Commissioner Hosey** to approve the agenda for the February 2, 2021 meeting. **Commissioner Rogers** supported. A roll call was taken with six (6) voting aye and none (0) voting nay. Motion carried.

**Minutes Approval:** A motion was made by **Commissioner Rogers** to approve the January 5, 2021 as written. **Commissioner Tirrell** supported. A roll call was taken with six (6) voting aye and none (0) voting nay. Motion carried.

**Public Comments:** None.

**Public Hearings of Conditional Use Permit:**

**CU-10-15-25:** Request by Jeff and Karri Wills for a Change of Conditions to an existing Conditional Use Permit which allows for the operation of a Commercial Recreation Facility (campground) as defined in Article 5 of the Ordinance for the purpose of relocating four campsites and constructing batting cages at the campground located at 8240 Campground Drive, Section 30, Walton Township

**Staff Report:** Ms. Williams read the staff report, and site plan review comments from Michigan Department of Great Lakes and Energy, Mr. Jeff Wills, Barry-Eaton District Health Department, and Eaton Conservation District into record.

**Applicant Statement:** Mr. Jeff Wills stated they are proposing to move the four campsites because their engineer stated it was a better location to work with their engineered system. He stated they would like to add the batting cages. Mr. Wills stated they are not requesting to expand the campground, they are just requesting to move these sites to better work with the terrain.

**Commissioner Tirrell** asked if there is an issue with the drain field that the Planning Commission needs to be involved with. Mr. Wills described the system located on the property and explained the confusion with its size; he showed the site plan and pointed out the sites proposed to be

moved and the location of the drain field. **Commissioner Tirrell** asked if the drain field is in the same location as previously approved. Mr. Wills stated the drain field is in the same location.

**Commissioner Porter** asked Mr. Wills where the drain field is located and where the campsites he proposes to move are located. Mr. Wills showed the site plan and pointed out the location of the drain field and the location of the existing sites and where they are proposed to be moved to. Mr. Wills stated there are no campsites located in the drain field area.

**Commissioner Tirrell** asked Mr. Wills where the batting cages are proposed to be located. Mr. Wills showed the site plan and pointed out the location of the proposed batting cages.

**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:** 7:20 p.m.

**Commissioner Tirrell** stated if the location of the batting cages are to scale, he is comfortable with the application. **Commissioner Ross** asked staff if they are comfortable with the application. Ms. Williams stated Ms. Hatt has been to the property. Ms. Hatt stated she is comfortable with the location as long as they meet the setbacks. She added Mr. Wills will need to add the setbacks to the site plan and that Mr. Wills is aware the setbacks need to be added. **Commissioner Tirrell** stated he does not like to move forward with without a complete site plan, however, it looks like there is enough room. **Commissioner Mott** stated he has not heard or seen anything from the community and does not see any cause to not move forward.

**Commissioner Tirrell** moved to approve Change of Conditions for **CU-10-15-25** a request by **Jeff and Karri Wills** which allows for the operation of a Commercial Recreation Facility (campground) as defined in Article 5 of the Ordinance for the purpose of relocating four campsites and constructing batting cages at the campground located at 8240 Campground Drive, Section 30, Walton Township 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 Jeff and Karri Wills for the above-described use only. It is not transferable per the Zoning Ordinance.

**Commissioner Rogers** supported. A roll call was taken with seven (7) voting aye and none (0) voting nay. Motion carried.

**Other Business: Commissioner Ross** said he would like to move forward with committee appointments. He stated he would like to appoint Commissioners Catron and Dillinger to the Site Plan Review Committee, Commissioners Mott, Tirrell and Catron to the Zoning Ordinance Committee, and Commissioners Tirrell, Ross, and Hosey to the Administrative Committee.

**Commissioner Rogers moved to approve** the appointments as stated by Commissioner Ross. **Commissioner Lawitzke** supported. A roll call was taken with seven (7) voting aye and none (0) voting nay. Motion carried.

**Reports:** Ms. Williams stated the Zoning Board of Appeals meet this evening; they approved a variance application submitted by Williams Farm Machinery pertaining to signage requirements.

**Public Comment:** None

**Upcoming Cases:** Ms. Williams said there are no applications to be heard at the March 2, 2021 Planning Commission Meeting. She stated the Planning Commission may have a couple of District Change Amendment Applications to hear at the April meeting.

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

The meeting adjourned at 7:28 p.m.