

**EATON COUNTY
PLANNING COMMISSION MEETING
June 4, 2019**

Call to Order: Jeana Rohrs, Vice-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: Jeana Rohrs, Tim Catron, John Little, Barbara Rogers, Ben Tirrell, and Blake Mulder

Absent: Tammy Halsey, Jack Owens, and Brian Ross

Staff Present: Brandy Hatt

Agenda Approval: A motion was made by **Commissioner Rogers** to approve the agenda for the June 4, 2019 meeting. **Commissioner Mulder** supported. Motion carried.

Minutes Approval: A motion was made by **Commissioner Tirrell** to approve the May 7, 2019 minutes as printed. **Commissioner Catron** supported. Motion carried.

Public Comments: None

CU-6-19-2: Request by Korriellinn DeLand for a Conditional Use Permit to operate a Home Business (bakery with onsite sales) per Section 14.13 of the Zoning Ordinance at 9248 Hooper Road, Section 31, Brookfield Township.

Staff Report: Ms. Hatt read the staff report and site plan review responses from Brookfield Township and Eaton Conservation District into record.

Commissioner Catron asked if the Planning Commission has ever required compliance with MDARD for approval. Ms. Hatt said yes, in this case the business would need to comply with MDARD and the Barry-Eaton District Health Department. **Commissioner Mulder** stated MDARD would have the final approval for the operation of the bakery.

Applicant Statement: Ms. Korriellinn DeLand stated there has been a slight change for the septic system; she stated the Barry-Eaton District Health Department would like her to install a new septic tank, so she is going to apply for a permit to install the new septic tank to be hooked to the existing drainfield. Ms. DeLand stated the existing well and septic systems are too old and it would cost her more money to use them, so she has decided to install a new well and septic.

Commissioner Mulder asked Ms. DeLand if the building located on the adjacent property that was combined with the property where her business will be operated is a pole barn. Ms. DeLand said yes. **Commissioner Mulder** asked if there is an additional house on the combined property. Ms. DeLand said no.

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

Speakers in favor: None

Speakers in opposition: None

Public hearing closed: 7:11 p.m.

Commissioner Tirrell moved to approve CU-6-19-2 (Korriellinn DeLand) for a Conditional Use Permit for operation of a Home Business (bakery with onsite sales) per Section 14.13 of the Ordinance at 9248 Hooper Road, Sec. 31, Brookfield Township;

1. Requirements of all other local, state and federal agencies must be met, including but not limited to: Eaton County Road Commission, Brookfield Township, Barry-Eaton District Health Department, Michigan Department of Agricultural and Rural Development, Eaton County Construction Code Department, Eaton County Central Dispatch and Eaton County Drain Commissioner.
2. This Conditional Use Permit is granted to Korriellinn DeLand for above described use only. It is not transferable per the Zoning Ordinance.

Commissioner Rogers supported. A roll call was taken with six (6) voting aye and none (0) voting nay. Motion carried.

Other Business: Commissioner Tirrell presented his Master Citizen Planner presentation regarding Zoning, Agricultural, and Michigan Right to Farm Act to the Planning Commission. A copy of the presentation is attached to the minutes.

Reports: Ms. Hatt informed the Planning Commission they received communication from Clinton County regarding an amendment to their Zoning Ordinance; Convis Township, regarding their newly adopted Master Plan; and City of Potterville, regarding their intent to update their Master Plan.

Ms. Hatt reported the Eaton County Board of Appeals met this evening; they denied a variance application.

Upcoming Cases: Ms. Hatt informed the Planning Commission there is one new application and a postponed application to be heard at their July 9, 2019 meeting.

Public Comments: none

A motion was made by **Commissioner Rogers** to adjourn the meeting. **Commissioner Catron** supported. The meeting adjourned at 7:52 p.m.