

**EATON COUNTY
PLANNING COMMISSION
August 2, 2022**

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: Brian Ross, Michael Hosey, Bruce Porter, Barbara Rogers, Jim Mott, Ben Tirrell and Tim Cattron

Absent: Zachary Dillinger and Lisa Lawitzke

Staff Present: Claudine Williams and Brandy Miller

Agenda Approval: A motion was made by **Commissioner Hosey** to approve the agenda for the August 2, 2022 meeting. **Commissioner Mott** supported. Motion carried.

Minutes Approval: A motion was made by **Commissioner Mott** to approve the July 5, 2022 minutes as printed. **Commissioner Rogers** supported. Motion carried.

Public Comments: None

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

CU-4-84: Request by Mark Risner 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 (excavation business) per Section 14.29 of the Zoning Ordinance from 6142 S. Clinton Trail., Section 16, Hamlin Township; to allow for a lot line adjustment and move the business address to 6160 S. Clinton Trail.

Staff Report: Ms. Williams read the staff report, and site plan review comments from Hamlin Township, Eaton Conservation District, and neighboring property owners William Botty and Richard and Nancy Pruden into record.

Applicant Statement: Mr. Mark Risner stated due to the passing of his father, he would like to complete a lot line adjustment to move the business to his address and continue to operate the business from the same location.

Commissioner Hosey asked Mr. Risner what type of trees will be planted. Mr. Risner stated he believes he will be planting thirty-six arborvitae trees.

Commissioner Mott asked Mr. Risner if he can provide a site plan showing the location of the stored materials. Mr. Risner stated ninety percent of the time the equipment is stored inside. He added the trailers are stored inside during the winter. Ms. Williams asked Mr. Risner where the salt and top soil is stored. Mr. Risner stated the bulk salt is stored in a building, the topsoil, gravel, and other materials are stored near the parking area, but there are minimal amounts. **Commissioner Tirrell** asked if the material storage was addressed in the previous review. Ms.

Miller stated it was not discussed or addressed, it was an oversight. She stated the site plan can be updated when she preforms the site inspection after the trees are planted.

Commissioner Hosey asked Mr. Risner if he would like a sign for his business. Mr. Risner said no. **Commissioner Rogers** stated they do not need a sign for the business, everyone knows who the Risners are; it has been a well kept asset in the community.

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

Speakers in favor: Ms. Renee Tabor, Hamlin Township Trustee, stated the Hamlin Township Board is in support of the request so Mr. Risner can continue to conduct his business.

Speakers opposed: None

Public hearing closed: 7:17 p.m.

Commissioner Hosey asked if the proposed arborvitae are enough to handle the buffer. **Commissioner Ross** stated he believes they will work, he noted Mr. Risner will want it to look nice to sell the house.

Commissioner Tirrell stated there is a check sheet available, he asked if there was a reason the materials storage was not listed. Ms. Miller stated it was an oversight.

Commissioner Hosey moved to approve **Change of Conditions for CU-4-84** a request by **Mark Risner** for a Change of Conditions to an existing Conditional Use Permit to operate a Construction Contractors Establishment and Storage of Heavy Equipment (excavation business) per Section 14.29 of the Zoning Ordinance from 6142 S. Clinton Trail., Section 16, Hamlin Township; to allow for a lot line adjustment and to move the business address to 6160 S. Clinton Trail:

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 **Mark Risner** for the above-described use only. It is not transferable per the Zoning Ordinance.

Commissioner Rogers supported.

A roll call was taken with seven (8) voting aye, none (0) voting nay, and one (1) abstain. Motion carried.

Other Business: Ms. Williams asked the Planning Commission to discuss how they would like to handle a steering committee for the update of the Master Plan. She said the committee could be the entire Planning Commission or it could be a few of them with or without other members. Discussion was held. **Commissioner Ross** asked the Planning Commission members how they felt about having a second meeting each month on a different night than the actual Planning Commission Meeting. The Planning Commission held a brief discussion about meeting at 6:00 p.m. on the third or fourth Tuesday of the month.

Reports: Ms. Williams reported the Board of Appeals did not meet this evening due to lack of business. She said they will meet in September.

Ms. Miller gave an update on her inspection of 1959 W. Kalamo Hwy, (CU-7-13-8) with Alison Barc, specifically in reference to the parking area as requested. Ms. Miller stated this is an approved Agricultural Business that requires one parking space for every 300 sq. ft. of the floor area of the business. She said per this calculation four parking spaces are required, however she has confirmed nineteen spaces are provided, which meets the criteria and site plan provided by Ms. Barc. Ms. Miller stated she was asked by a Planning Commission member about ADA regulations. She said ADA is regulated by Eaton County Construction Code, not planning and zoning. Ms. Miller said the Eaton County Road Commission did not require the drive/entrance to the parking area to be upgraded. She said she did measure it and the entrance is 28 feet in width at the culvert. Ms. Miller stated she found the parking area to be in compliance.

Public Comment: None

Upcoming Cases: Ms. Williams stated there is one application to be heard at the September 6, 2022 Planning Commission Meeting.

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

The meeting adjourned at 7:30 p.m.