

Eagle Township Planning Commission

November 28, 2023 – Special Meeting Minutes

Call to Order: Meeting called to order at 7:30PM at the Eagle Township Hall.

Roll Call: Eric Sutherland (present), Michelle Hoppes (present), Robin Currie (present), John Iszler (present).

Citizens: Janine Dyer, Cori Feldpausch, Dennis Strahle, Fran Heffron, Pat Heffron, Alan Hoppes, David Vanderbroek, Curt Kenyon, Brian Logan, Mike Dyer, Troy Stroud, Resident from 12489 W. Grand River, Eagle

Pledge of Allegiance

Public Comment on Agenda Items: None

Discussion of McKenna Proposal for Assistance with Planning and Zoning: Currie and Hoppes attended a meeting with McKenna. McKenna revised their proposal to separate activities and correct errors in the text of the proposal, including the referenced date of the last Eagle Township Master Plan from 2004 to 2002. McKenna provide a revised proposal dated November 28, 2023. Currie provided a summary of the Request for Proposal (RFP) process. Currie noted that McKenna was the only firm of the four that received the RFP to provide a proposal. Currie provided a review of the proposal, including scope of services, fees, schedule, and ongoing services. See the McKenna proposal dated November 28, 2023 for details. Feldpausch commented that Clinton County zoning ordinances are outdated, and the county will be working on them with plans for revision.

Planning Commission Discussion of Mckenna Proposal: Currie commented that he was not impressed with the Clinton County Zoning document. Hoppes commented that she was impressed with Mr. Khorey from McKenna during their meeting. Hoppes noted that enforcement of zoning would be paid through fees by applicants. Also, the township could have zoning in place by the end of December. Currie commented that the Eagle Township Planning Commission and the Zoning Board of Appeals would be separate entities. Hoppes makes the following motion:

The Eagle Township Planning Commission recommends the Eagle Township Board approve the following:

1. Select McKenna for Community Planning Services as outlined in the attached proposal dated, as revised, November 28, 2023 and specifically development of the new Eagle Township Master Plan and Zoning Ordinance and interim Zoning Ordinance for local control. Included are fixed fees of \$23,000 for the master plan, zoning ordinance, and setting up the zoning system. Additional costs include up to \$1,000 for zoning software support and \$1,000 for printed document/maps.
2. Select McKenna for ongoing planning and zoning support including zoning administration, planning, and code enforcement and specifically performing the role of Zoning Administrator and Code Enforcement Officer/Zoning Inspector.
3. McKenna suggested fee schedule for applicants for zoning compliance such as zoning permits, site plans, special use, street vacations, Zoning Board of appeals as outlined in the proposal with an additional 10%for township processing costs as well as the McKenna schedule of hourly rates for additional services as needed and enforcement inspections, when applicable, as authorized by the Planning Commission. Second by Iszler.

Planning Commission Discussion of Motion: Iszler stated that Eagle Township needs zoning otherwise, all of the planning commission's efforts would be useless. Sutherland commented that he agrees with Iszler that the point of forming the planning commission is to get local control and that Clinton County does not have the best interest of the township in mind. Currie commented that, currently, the Eagle Township Planning Commission and the Eagle Township Board are only advisory to Clinton County. Clinton County is not giving us time to consider zoning issues that affect our township.

Public Comment: Kenyon questioned if Eagle Township had zoning, if someone would build in Eagle Township, would permits go through Clinton County. Currie responded that zoning permits would go through Eagle Township. Hoppes commented that there would be an algorithm for permitting. Dyer asked how long it takes to adopt a Master Plan. Currie responded up to 18 months. Dyer also asked about the difference between interim zoning and final zoning. Currie responded that interim zoning gets the township zoning faster and can be amended. Dyer also commented that for ongoing work after the Planning and Zoning are in place, should be based on hourly with a not-to-exceed amount. Iszler commented that no zoning can be changed without a request. Iszler also commented that the Future Land Use Map and the Zoning Map may not be the same. Troy Stroud commented that the Future Land Use Map would be the 2022 Clinton County map until the Township Master Plan was complete. Strahle questioned who would issue building permits. Currie stated the building permits would be issued by Clinton County. Heffron asked if the proposed fees are in line with what Clinton County currently charges. Currie responded that they were, in general, some are higher, and some are lower. Heffron asked when in Clinton County not in control of zoning. Currie responded that once the Eagle Township Board votes to implement zoning and interim zoning is passed. Logan asked if Grand Ledge wanted to annex township does township have control. Currie stated that annexation would have to be discussed in the future. Hoppes stated that annexation is on the radar. Strahle commented that at one time Grand Ledge wanted to annex ¼ of Eagle Township. Feldpausch commented that she watched the Bath Township Planning Commission meeting, and it is like looking into the future of Eagle Township. Logan commented that he appreciated the open comments.

Roll-call vote to adopt motion: Hoppes (Y), Iszler (Y), Sutherland (Y), Currie (Y). Motion Passes.

Adjournment: Motion by Hoppes to adjourn. Second by Sutherland. Voice vote – all approved. Motion passes. Adjourned at 8:57 PM.

Respectfully submitted,

Eric D. Sutherland, PE

Secretary