

Eagle Township Planning Commission

December 7, 2023 – Meeting Minutes

Call to Order: Meeting called to order at 7:01 PM at the Eagle Township Hall.

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

Citizens: Janine Dyer, Dennis Strahle, Brad Rich, Kathy Peters, Dale Peters, Carolyn Donaldson, David Vanderbroek, Troy Stroud, Cori Feldpausch, Beverly Sherman

Pledge of Allegiance

Approval of Agenda: Hoppes moves and Currie seconds to separate Approval of Meeting Minutes into two Agenda Items and add Resolution for Eagle Planning Commission 2024 Board Meeting Dates to the agenda. Voice vote - all in favor to adopt agenda as presented with addition above. Motion passes.

Approval of November 2, 2023 Meeting Minutes: Hoppes moves and Currie seconds to approve minutes of November 2, 2023 planning commission meeting with two spelling corrections. Voice vote – all in favor to approve minutes as presented. Motion passes.

Approval of November 28, 2023 Special Meeting Minutes: Hoppes moves and Sutherland seconds to approve minutes of November 2, 2023 special planning commission meeting with one spelling correction. Voice vote – all in favor to approve minutes as presented. Motion passes.

Correspondence:

- a. Michigan EGLE Wetland Identification Report 19-W Grand River and South Wright Road, Eagle Twp, HPX-GK7J-60PY#
 - i. Dated December 4, 2023, email.

Currie moves to receive and file, not approving, but to send to staff (McKenna) the Michigan EGLE Wetland Identification Report 19-W Grand River and South Wright Road, Eagle Township, HPX-GK7J-60PY3 for wetland review. Second by Hoppes. Roll Call Vote: Sutherland (Y), Hoppes (Y), Currie (Y). Motion passes.

Annual Report to Board: Currie provided a summary of the Eagle Township Planning Commission Annual Report 2023. Hoppes moves and Sutherland seconds a motion to accept the Eagle Township Planning Commission Annual Report 2023 and submit it to the Eagle Township Board. Roll Call Vote: Hoppes (Y), Sutherland (Y), Currie (Y). Motion Passes.

Resolution for Eagle Township Planning Commission 2024 Board Meeting Dates: A resolution was presented to establish the Eagle Township Planning Commission regular meeting dates. The meetings would be held the last Tuesday of every month. Currie moves and Hoppes seconds to accept the Eagle Township Planning Commission 2024 Board Meeting Dates. Roll Call Vote: Hoppes (Y), Sutherland (Y), Currie (Y). Resolution passes.

Public Comment on Agenda Items: Dave Peters stated that the planning commission is doing a good job. He had a question if it is possible to state in the Master Plan that industrial areas are not preferred and agricultural is preferred. Currie stated that you can not specifically state that, but there are methods to encourage that type of land use. Hoppes state that we need local control and that some townships are struggling more that Eagle Township. Strahle asked if the Planning Commission would have a separate area on the Eagle Township website. Currie responded that we currently have minutes and agendas on the website.

Old Business

Proposal-Contract for McKenna: Hoppes provided a summary of the Planning Commission's Process of Zoning, including a Work Plan that had a series of tasks and anticipated start dates and completion dates. Hoppes stated that every planning commission meeting will have an agenda item addressing updates to the Work Plan.

Discussion on Proposal-Contract for McKenna: Feldpausch questioned why we need a new contract for an Assessor. Currie stated that it is something we need to review. Peters stated that long before Bath Township was annexed by East Lansing, East Lansing encouraged Bath Township residents that worked in East Lansing to support the annexation. Currie stated that there are ways to discourage annexation. Hoppes state that we can specify in the Master Plan how much area we are comfortable with annexing, but we need to have good rationale.

Planning Commissioner Training, Citizen Planner: Iszler has completed the training, Hoppes is about 2/3 complete, Sutherland is about 1/2 complete, and Currie is working on it.

MTA Books: Currie moved and Hoppes seconded a motion to the Eagle Township Board to purchase MTA books for the Eagle Township Planning Commission. First book, the Township Planning & Zoning Decision-Making: 2 copies at \$39.00 per book for a total of \$78.00 and the Township Guide to Planning & Zoning: 2 copies at \$54.00 per book for a total of \$108.00. The grand total of MTA books is \$186.00. Voice vote – Everyone in favor. Motion Passes.

New Business

Discussion of Model Township Zoning Ordinance, Interim Zoning: Currie summarized the Model Township Zoning Ordinance in the following way:

- This model township zoning ordinance is a very rural based zoning ordinance. During the next few months, we will be focusing heavily on reviewing the zoning ordinance and modifying it to represent Eagle Township. Public engagement is welcomed, and we plan to make it available on our Eagle Township website. This is a starting point and when Eagle Township does control zoning, then this zoning ordinance will be our interim zoning ordinance.
- We will have community workshops and accept public engagement, but we must first get an interim zoning ordinance in place, then begin working on the exact details to fit Eagle Township model and future land uses. This model ordinance will be reconciled with Clinton County for setbacks for standardization.

- We are requesting a moratorium during the phase of us leaving the county and until our new firm, McKenna, can process and stand-up the workflow processes and this gives us additional time to work on the zoning ordinance to suit Eagle Township.
- We are having another joint meeting on December 8, 2023, with the Eagle Township Board at 7:00 PM to further discuss interim zoning.

Hoppes noted that the interim zoning will change rapidly. There will be two planning commission members working with McKenna. Will try to keep things as close as possible to the existing zoning. Currie stated that if a resident has a question, the commission member will respond “received”. Curries stated that he feels that McKenna will not lead us astray and they are very responsive and professional.

Discussion of Zoning Administrator Structure, Estimated Preliminary Timeline: This was covered during the discussion of the McKenna Proposal-Contract. Hoppes state that the timeline will make sure we all understand what we are doing. Using this outline, we will have a Zoning Ordinance by January. Currie stated that moratoriums can be up to 1 year. Residents may be upset, but it will enable us to be prepared. Hoppes stated that if we need more time, we can extend the moratorium. Currie stated that he appreciates Iszler’s comments on the zoning ordinance that he provided via email. Dyer agreed that we should accept the model township zoning ordinance. Strahle asked if the board would make a resolution or a motion. Currie replied that it would be a motion.

General Public Comment: Rich stated that he was impressed with what the planning commission has done and is impressed with the professionalism.

General Planning Commission Discussion: Hoppes stated that there is a training meeting on December 13, 2023 at 4:00 PM. Sutherland stated that he will follow up with Barb Dunn regarding the 2024 Planning Commission meeting dates.

Next meeting January 30, 2024 at 7PM.

Adjournment: Motion by Hoppes to adjourn. Second by Currie. Voice vote – all approved. Motion passes. Adjourned at 8:25 PM.

Respectfully submitted,

Eric D. Sutherland, PE

Secretary