

Eagle Township Planning Commission

February 16, 2024 – Meeting Minutes

Call to Order: Meeting called to order at 10:01 AM at the Eagle Township Hall.

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

Citizens: Janine Dyer, Mike Dyer, Dennis Strahle, Dan Feldpausch, Cori Feldpausch, David Vanderbroek, San Juanita Lira, Chris Khorey – McKenna

Pledge of Allegiance

Approval of Agenda: Hoppes moved, and Sutherland seconded to approve Agenda. Voice vote - all in favor. Motion passes.

Approval of January 30, 2024: Rich moved and Hoppes seconded to approve minutes of January 30, 2024 Eagle Township Planning Commission meeting, as amended, with a change of wording on Page 4 of 5, first paragraph from “front setback line” to “road frontage” and other minor spelling and grammatical errors. Voice vote – all in favor to approve minutes as amended. Motion passes.

Correspondence:

BS&A Community Development Webex 2/21/24: There will be a BS&A Software Community Development Webex on February 21, 2024 at 10:00 AM.

Pre-event Workshop: There will be a Zoom workshop on February 20, 2024 at 1:00 PM to go over the operation of the Community Workshop on February 22, 2024 and the duties of the volunteers.

Public Comment on Agenda Items: None

Old Business

Master Plan Survey Results Update: Chris Khorey of McKenna summarized the preliminary results of the Master Plan Survey. There are currently 79 responses with a total of 73 Eagle Township residents, 3 non-residents, and 3 unknowns. Mr. Khorey stated that there hasn't been any evidence of survey padding. C. Feldpausch asked if the survey will be available at the February 22, 2024 Workshop. Mr. Khorey responded that it would be available there. Sutherland asked if the link to the survey could pop up when the people accessed the Eagle Township website. Mr. Khorey responded that he would look into that and work with STG to improve the visibility on the website. Mr. Khorey stated that the survey will be a tool for developing the Master Plan and Future Land Use Map.

Project Plan: Hoppes summarized changes to the Eagle Township Planning Commission Work Plan. She incorporated the notification to Clinton County of changes to the Eagle Township Interim Zoning Ordinance. Mr. Khorey stated that he will send a long list of additions and/or changes to the Planning Commission and Zoning website to STG. Mr. Khorey noted that there are already two applications for zoning, but they are applications that would be handled by McKenna

and don't need to go before the Planning Commission. Rich asked how the planning commission will be notified when applications are received. Mr. Khorey responded that McKenna would notify the Planning Commission if action were required. For routine zoning, the Planning Commission will be notified as they are received and then consolidated at the monthly Planning Commission meetings.

Community Workshop February 22, 2024:

- i. Facilitator Script:** There will be a Zoom meeting on February 20, 2024, to go over the operation of the workshop. Mr. Khorey summarized the layout of the workshop. The organization of the room will have categories that match the zoning ordinance. There will be four stations: Residential, Agricultural, Commercial, and Industrial. Each station will have a map that will allow people to show where they want and don't want certain districts by placing colored stickers on the map. Eagle Township residents and landowners will have different colored stickers than non-residents. Each facilitator will take a group of people around the stations, which will be manned by McKenna representatives. There will be a last station where people can state what they like about Eagle Township. There will also be comment cards and a sign-in sheet. Currie will bullet-point the facilitator script.
- ii. PowerPoint Presentation:** Mr. Khorey summarized the PowerPoint presentation that will be playing a loop during the Workshop. Mr. Khorey summarized some of the facts about Eagle Township, including projected population growth, mean income, unemployment rate, age segments, and employment statistics.

Zoning Ordinance, High Intensity Manufacturing, I1/I2 Districts: Mr. Khorey summarized the McKenna Memorandum dated February 7, 2024. He asked: Does Eagle Township want High Intensity Manufacturing? How does it affect current landowners that are determined to be High Intensity? Iszler noted that if High Intensity Manufacturing is allowed, the properties would need water, sewer, and other public services. Sutherland asked if light pollution could be added to the definition. Strahle also asked if the Township could require monitoring of non-public sewer systems.

Currie moved and Hoppes seconded a motion to table discussion of creation of I1/I2 until after the Community Workshop. Voice Vote: All in favor. Motion passes.

Mineral Resource (MR) Extraction: Mr. Khorey stated that there are currently three properties that are zoned "RM" on the Clinton County Zoning Map. In addition, there is at least one property that was "Grandfathered in" without that designation.

Budget: Currie summarized the Planning Commission Budget Spreadsheet he is creating.

New Business

Master Plan Future Land Use Workshop: Mr. Khorey summarized the Land Use Needs Analysis that was performed by McKenna. It contained the projected population growth of Eagle Township and an explanation of the process of projecting that growth. Based on the analysis, Eagle Township will need about 200 additional housing units within the next 20 years. Also, there

was a discussion of the position of residential, commercial, and industrial districts. It was determined that it would be better to discuss these items after the Community Workshop.

Zoning Ordinance, Home Occupations: This discussion was table until the next Eagle Township Planning Commission meeting due to time restraints.

Processing Deadlines: Zoning applications should be submitted a minimum of 30 days before a Planning Commission Meeting. It is the goal to provide information to the Planning Commission within 1 week of the meeting.

Volunteer for February 22, 2024 Workshop: Dennis Strahle, Michelle Hoppes, Brad Rich, Robin Currie, Troy Stroud, Eric Sutherland, David Vanderbroek, Mike Dyer, and Janine Dyer. Sutherland, Hoppes, Rich and Strahle volunteered to be “tour guides” or facilitators. M. Dyer volunteered to be a greeter, Vanderbroek and J. Dyer volunteered for set-up and take-down.

Commercial and Industrial Interim Zoning Ordinance Language: Iszler stated that the escrow fees for commercial and industrial zoning may be too high. There was a discussion of the reasons for the fees.

General Public Comment: None

General Planning Commission Discussion: None

Next meeting: March 26, 2024 at 7:00 PM.

Adjournment: Motion by Iszler to adjourn. Second by Hoppes. Voice vote: All in favor. Motion passes. Adjourned at 1:12 PM.

Respectfully submitted,

Eric D. Sutherland, PE

Secretary