

## Eagle Township Planning Commission

### March 26, 2024 – Meeting Minutes

**Call to Order:** Meeting called to order at 6:59 PM 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, Dennis Strahle, San Juanita Lira, Sarah Keilen, Nick Keilen, Jed Dingens, Kurt Thomas, Julie Thomas, Chris Khorey – McKenna

#### **Pledge of Allegiance**

**Approval of Agenda:** Hoppes moved and Rich seconded to approve Agenda as amended to include additional items regarding communications, ZBA Ordinance, Danby Township Master Plan, Public Notice of Information, Spring Lake Referendum, and Master Planning Workshop. Voice vote - all in favor. Motion passes.

**Approval of February 16, 2024 Meeting Minutes:** Rich moved and Hoppes seconded to approve minutes of the February 16, 2024 meeting with typographical corrections. Voice vote – all in favor to approve minutes as amended. Motion passes.

#### **Correspondence:**

- a. Approved Zoning Permits – March 2024
  - i. 13140 W. Eaton Highway – Residential Site Improvement
  - ii. 12750 S. Wright Road – New Single-Family Home
- b. March 25, 2024 ZBZ Agenda and Packet
  - i. 11145 W. Herbison Road – Accessory Building in Front Yard
- c. ZBA Request to add parcel number to zoning requests.
- d. ITC Burying Transmission lines instead of installing overhead.

Currie discussed sending a copy of a Michigan House resolution for Hartland Twp that focused on burying transmission lines to the Eagle Township Board for review. It was discussed that there are advantages to burying transmission lines including aesthetics, and economic benefits to the Township. In addition, long-term maintenance costs would be lower. Rich asked who would be required to maintain the lines. Khorey indicated that it is possible to put requirements in the Eagle Township Master Plan. Currie will forward information to the Eagle Township Board for their consideration.

**Public Comment on Agenda Items:** None

#### **Public Hearing:**

#### **Believer’s Church Special Land Use, 10837 W. Grand River Avenue**

Mr. Khorey from McKenna provided a summary of the project and stated that McKenna recommended that the Eagle Township Planning Commission grant the special use.

The public hearing began at 7:21 PM. Mr. Dingens described the project and indicated that the project included the installation of two mobile classrooms. The classrooms would be used on Sundays and Wednesdays. The classrooms would be set on piers. Mr. Dingens indicated there would be ample parking. K. Thomas stated that the classrooms would have skirting and would be painted to match the existing church. There was no public comment. The public hearing adjourned at 7:26 pm.

### **Old Business**

**Community Workshop February 22, 2024:** Currie provided a summary of the workshop. He indicated there was a great turnout and there was a lot of positive feedback. J. Dyer said that it was a much better event than the Giffels-Webster event in 2023.

**BS&A Update:** Currie stated that Eagle Township purchased the BS&A Community Development Module. Currie and Rich have a conference call with BS&A to communicate the Eagle Township processes.

**Planning Commission Budget:** Currie presented a summary of the planning commission budget. He commented that he submitted the budget to the Eagle Township Board. Rich will assist Currie with verifying invoices and properly categorizing budget items.

**Home Occupations:** Rich moved to table until next planning commission meeting. Second by Hoppes. Voice vote. All in favor. Motion passes.

### **New Business**

**Believer's Church Special Land Use, 10837 W. Grand River Avenue:** Mr. Khorey summarized the special use criteria and commented on how the proposed land use meets the criteria.

1. Compatibility with surrounding properties: The property is currently zoned industrial, and the surrounding properties are industrial, commercial, and agricultural. The proposed use fits with the surrounding properties.
2. Compatibility with Master Plan: The proposed land use is consistent with the draft Master Plan.
3. Need for Public Services: The proposed land use will not need additional public services.
4. Impact on traffic: The proposed land use will not impact the traffic and vehicle circulation significantly.
5. Detrimental effects: There are no significant detrimental effects.
6. Compatibility with Natural Environment: The proposed land use is compatible with the natural environment.

Based on their review of the special land use criteria in relation to the project, McKenna recommended that the Planning Commission approve the special land use condition on site plan approval.

Public Comment: None

Planning Commission discussion: Currie stated that he appreciates the temporary classrooms will be skirted and the colors match the existing structure. Rich stated that he agrees with Currie and appreciates the presentation by Believer's Church.

Hoppes moved to approve the Believer's Church Special Land Use, 10837 W. Grand River Avenue, conditional on site plan approval and meets all criteria for Eagle Township Interim Zoning Ordinance Section 14.04C Special Land Uses. Second by Currie. Roll Call Vote: Iszler (Y), Rich (Y), Hoppes (Y), Sutherland (Y), Currie (Y). Motion Passes.

**Believer's Church Site Plan Review. 10837 W. Grand River Avenue:** Mr. Khorey reviewed the criteria for site plan approval. He said that it is more about the physical layout of the site.

1. Dimensional Requirements: The proposed site plan meets the dimensional requirements of the Eagle Township Interim Zoning Ordinance, including building heights, setbacks, and other dimensional requirements.
2. Parking: The proposed site plan does not require changes for parking.
3. Exterior lighting: Mr. Khorey requested an exterior lighting photometric analysis be performed.
4. Landscaping/Screening: The surrounding properties are not zoned residential, so landscaping and screening are not required.
5. Physical Layout: No changes will be required.

Based on their review of the site plan, McKenna recommended approval of the proposed site plan with the condition of exterior lighting photometric analysis.

Public Comment: None

Iszler moved that the Eagle Township Planning Commission approve the Believer's Church Site Plan, 10837 W. Grand River Avenue, as presented by McKenna and additional review by McKenna of the exterior lighting photometric survey and, if in compliance with the Eagle Township Interim Zoning Ordinance, McKenna has administrative approval to proceed with site plan approval. Second by Rich. Roll Call Vote: Sutherland (Y), Hoppes (Y), Rich (Y), Iszler (Y), Currie (Y). Motion passes.

There was a discussion of adding case numbers to all site plan reviews. McKenna stated they will do that.

**Master Plan Full Draft:**

- i. Survey/Engagement Event Results: Mr. Khorey provided an overview of the community engagement survey results. He stated there were very few surprises and the public was overwhelmingly in favor of retaining a rural character in the township with no large industrial developments. He stated the only real surprise is that the public was in favor of having 5-acre lot minimum lot splits. For the 5-acre lot split with agricultural preservation, 21% of respondents were opposed. For the 5-acre lot split with no agricultural preservation, 33% of respondents were opposed. Hoppes stated

that when you combine the positive respondents with the neutral respondents, there was overwhelming support of 5-acre lot splits.

- ii. Draft Future Land Use Map – Currie stated that this will be discussed during a special meeting on April 11, 2024 at 6:00 PM.

**Interim Zoning Ordinance:**

- i. I-2 High Intensity Industrial District: Mr. Khorey reviewed a proposed amendment to the Eagle Township Interim Zoning Ordinance to include an I-2 High Intensity Industrial District.

Iszler moved to create I-2 district and separate off I-1 and I-2 districts to expand the definition as created by McKenna for I-2 to include verbiage for watershed and usage of water in I-2 districts. Second by Rich. Voice vote. All in favor. Motion passes.

Isler motioned for the creation of definition of construction/contracting establishments under I-1 under commercial special use and under I-2 permitted. Second by Currie. Voice Vote. All in favor. Motion passes.

- ii. 5-Acre Lot Splits/RE Rural Estate (5 Acre) District: There was a discussion of the ramifications of providing for 5-acre lot splits in the Eagle Township Zoning Ordinance. This discussion was combined with a discussion of the creation of a Rural Estate (RE) Zoning district. J. Dyer asked how the agricultural preservation would be enforced. Iszler stated that after the lot is split, the original owner still owns the protected farmland and the purchaser of the 5-acre split can't build on it. N. Keilen voiced his support of keeping the 10-acre minimum lot split.

- iii. Wind/Solar Regulations/PA233 of 2023 (Model Ordinance from Leroy Township in Ingham County): Mr. Khorey presented an ordinance regard wind and solar that mimics the State of Michigan requirements but adds additional requirements. He stated he has discussed the ordinance with attorneys, and they believe they can defend it. Rich asked if the township could have a decommissioning ordinance of wind and solar.

Currie moved that we ask McKenna to draft an executive summary regarding wind energy and solar battery regulations to present to the Eagle Township Board for review and consideration for potential legal analysis. Second by Hoppes. Voice vote. All in favor. Motion Passes.

- iv. Manufactured housing:  
Currie moved that manufactured housing districts be limited to the current district and no expansion of district with language to be drawn up by McKenna to come back to the Eagle Township Planning Commission to include accessory structure for medical.

Iszler motioned to table the discussion of amendments to the Interim Zoning Ordinance until the next meeting. Second by Currie. Voice vote. All in favor. Motion passes.

### **Zoning Board of Appeals Ordinance**

There was a discussion of why there is not a member of the Eagle Township Board on the ZBA. It was stated that Dennis Strahle is an alternate, so the ZBA complies with the ordinance.

### **Danby Township Master Plan**

Currie stated that he reviewed the Danby Township Master Plan and there are only small changes. The Eagle Township Planning Commission does not have any comment on the Danby Township Master Plan.

### **Public Notice of Information**

There was a discussion of extending the distance for public notice. Currie stated that the Planning Commission wants to be as transparent as possible and would support extending the distance for notice, however he is concerned about additional cost to the township. Khorey noted that the only increase of cost would be postage and that would be minimal.

Iszler moved to increase public notice from 300 feet to 1000 feet within all districts. Second by Rich. Voice vote. All in favor. Motion passes.

### **Spring Lake Referendum**

Hoppes requested that the planning commission review the documents regarding a lawsuit and referendum in Spring Lake, Michigan as an educational topic. The referendum and lawsuit were discussed. Hoppes noted that this illustrates the importance of the Master Plan.

### **Master Plan Workshop Special Meeting**

The Eagle Township Planning Commission will hold a special meeting for the purpose of working on the Eagle Township Master Plan. The special meeting will be held on April 11, 2024 at 6:00 PM at the Eagle Township Hall, pending availability of the hall at that time. Sutherland will contact Barb Dunn to verify the availability of the hall.

**General Public Comment:** J. Dyer thanked the Planning Commission for their work.

**General Planning Commission Discussion:** None

Next meeting: April 30, 2024 at 7:00 PM.

**Adjournment:** Motion by Iszler to adjourn. Second by Hoppes. Voice vote: All in favor. Motion passes. Adjourned at 10:20 PM.

Respectfully submitted,

Eric D. Sutherland, PE

Secretary