

## Eagle Township Planning Commission

### April 30, 2024 –Meeting Minutes (DRAFT)

**Call to Order:** Meeting called to order at 7:00 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, Dan Feldpausch, Dennis Strahle, Jeff Hazen, Cori Feldpausch, San Juanita Lira, Darrin Gray, Chris Khorey - McKenna

#### **Pledge of Allegiance**

**Approval of Agenda:** Moved by Rich, Second by Hoppes, Voice vote – All in favor to approve agenda. Motion Passes.

**Approval of April 11, 2024, Special Meeting Minutes:** Currie moved and Hoppes seconded to approve minutes of the April 11, 2024 Special Meeting. Voice vote – all in favor to approve minutes. Motion passes.

#### **Correspondence:**

- a. **Approved Zoning Permits – April 2023**
  - i. 11145 W. Herbison Road – Residential Accessory Building  
This was approved by the Zoning Board of Appeals (ZBA). Iszler asked if the structure would have siding and roof that match the existing structure. Mr. Khorey stated that the applicant brought samples to the ZBA, but they were not in the original application.
- b. **Planning Commission Notices for Planning** – McKenna will handle notices.
- c. **Letter from DTE received April 19, 2024** – Khorey stated that it is McKenna's position, based on their understanding of the wants of Eagle Township Residents that he doesn't think we should have DTE involved with the zoning ordinance. Currie stated that we should plan our zoning ordinance around the community wants. Dyer stated that she agrees that we should develop our own zoning ordinance. Gray and Strahle Agree. Sutherland asked if this letter was a general letter or in preparation for a 60-day notice for public meeting. Hoppes stated that it is general.
- d. **McKenna Invoice 23-070-6** – Currie summarized the invoice and explained his approval process.

**Public Comment on Agenda Items:** Hazen commented that the zoning website is difficult to use. He has an issue with his land description and would like it remedied. After review, Mr. Khorey stated that the remedy does not need Planning Commission approval and he will let the Township Assessor know he does not need the permission of the Planning Commission to make the change.

**Public Hearings:** None

## Old Business:

### a. Master Plan Full Draft

#### i. Future Land Use – Option 1 vs. Option 2

- a. Mr. Khorey summarized two options for the Future Land Use Map. Currie summarized a meeting with the Eagle Township Attorney and McKenna. He stated that the Attorney stated that we should never go against the Future Land Use Map. Gray asked if someone wants to build in an area not designated in the Future Land Use Map, does that set a precedent? Strahle stated that we don't have to comply with existing, only the Future Land Use Map. D. Feldpausch asked if someone wants to build on Clark Rd., can they do it? C. Feldpausch asked if we can make Rural Estate district on both sides of M-100. Currie responded that, yes, we could. Khorey summarized the ways that addition road frontage could be obtained. Gray asked why we would deviate from Agricultural district to Rural Estate District. The Planning Commission discussed which areas would be Rural Estate District.

Currie moved and Iszler seconded to make the Future Land Use Map for Rural Estate district from Grand River Avenue, south on M-100, east and west sides, to township border, then proceed west on State Road from M-100, north and south sides, then proceed south on Jones Road on east and west sides from State Road to township border, not to include entire property, just 660 feet depth. Roll Call Vote: Hoppes – Yes., Rich – Yes., Iszler – Yes., Sutherland – Yes., Currie – Yes. Motion Passes.

- b. Utility Scale Wind and Solar Energy Systems: Khorey discussed some of the questions posed during the April 11, 2024, Special Planning Commission Meeting. He wondered if we could state that any energy would only be sufficient to support the Eagle Township energy needs. He stated that it has not been tested in court. He stated that the Township can reserve the right to restrict the size of new proposals. Hazen asked where the land comes from. Khorey responded that it is private property. Hoppes asked if there should be an actual amount of acreage to limit wind and solar energy systems. Currie stated that if you set an amount then it will indicate we are open to it. Iszler stated that he would like to see what percentage of the township it would be. Hoppes stated that she would be comfortable with McKenna working on the acreage number while the Master Plan is out for distribution. C. Feldpausch asked if someone wants more than that amount, can we allow a smaller number of acres and how do you deal with one company filling the entire allotted acreage. Khorey stated that McKenna will bring the acreage amount to the next Planning Commission meeting.
- c. Mineral Resource Reclamation District – The Planning Commission discussed existing Mineral Resource Reclamation sites and there were several parcels indicated on the draft Future Land Use Map that should be designated as Mineral Resource Reclamation and one parcel that should not be designated as such.

Sutherland moved and Hoppes Seconded to create Mineral Resource Reclamation District in parcels 07000620003200, 07000620003100, 07000610002051, and 072002830000400. Roll Call Vote: Rich – Yes., Hoppes – Yes., Sutherland – Yes., Iszler – Abstain, Currie – Yes. Motion Passes.

ii. **Recommendation to Board for Distribution and Comment Period**

Hoppes moved and Currie seconded that the Eagle Township Planning Commission request the Eagle Township Board to have a joint meeting on May 16, 2024 at 5:00 PM to discuss the Eagle Township Master Plan and Future Land Use Map. Voice Vote. All Approve. Motion passes.

b. **Interim Zoning Ordinance**

i. **RE Rural Estate (5 Acre) District**

The Planning Commission discusses the creation of the Rural Estate (RE) District. Hoppes questioned mobile homes, kennels, etc. Rich stated that farmland preservation would be confusing and probably wouldn't be feasible.

Rich moved and Hoppes seconded to create a 5-acre Rural Estate (RE) District in the Eagle Township Interim Zoning Ordinance to match the Agricultural District in use, height, setback, lot dimensions, and minimum dwelling size requirements. Roll Call Vote: Hoppes – Yes., Rich – Yes., Iszler – Yes., Sutherland – Yes., Currie – Yes. Motion Passes.

c. **Project Plan**

Hoppes reviewed the progress of the project plan. Hoppes will work with McKenna on Engineer selection and will elevate communication to the Eagle Township Board.

**New Business**

a. **Interim Zoning Ordinance**

i. **ZBA Membership**

The Planning Commission discussed that the ordinance requires a member of the Eagle Township Board on the ZBA.

Currie moved and Rich seconded that the language be struck in Section 15.04.A3 of the Eagle Township Interim Zoning Ordinance requiring that an Eagle Township Board Member has to be a member of the Eagle Township Zoning Board of Appeals. Voice vote: All in favor. Motion Passes.

ii. **MH Manufactured Housing Community District**

The Planning Commission the creation of a Manufactured Housing Community District (MH).

iii. **Surface Water Drainage**

The Planning Commission discussed modification of language in Section 12.02b.

iv. **Home-Based Businesses**

The Planning Commission discussed modification of language in Section 6.04.

- v. **Fueling Station**  
This is covered as a Special Use in the Commercial District.
- vi. **Annexation Discussion**  
The Planning Commission discussed annexation. Hoppes asked if we could make a resolution to the Eagle Township Board that we don't want annexation. Khorey responded that yes, it would be helpful. Currie stated that it would have to come from the Eagle Township Board anyway. Hoppes stated that she would elevate the discussion to the Eagle Township Board.
- vii. **Apartment Complexes/Condominiums, Duplexes, Townhouses**  
The Planning Commission discussed the language in the Eagle Township Interim Zoning Ordinance regarding Apartment Complexes, Condominium, Duplexes, and Townhouses.

Currie moved and Hoppes seconded that the Planning Commission recommend for approval amendment of the Eagle Township Interim Zoning Ordinance to include language for the following: Create a Manufactured Housing Community District (MH), Amend Accessory Dwelling section, include language for surface water drainage, add language for Home-Based Business Type 1 and Type 2 to match Clinton County. Voice Vote. All in favor. Motion Passes.

**General Public Comment:** D. Feldpausch stated that the Planning Commission is doing a great job. C. Feldpausch stated that she is disappointed that more citizens don't attend the Planning Commission meetings. Lira asked what is a 425. Currie stated that it is an easier way to make agreement for annexation between government entities.

**Next meeting:** May 28, 2024 at 7:00 PM.

**Adjournment:** Motion by Iszler to adjourn. Second by Rich. Voice vote: All in favor. Motion passes. Adjourned at 10:03 PM.

Respectfully submitted,

Eric D. Sutherland, PE - Secretary