

**Planning Commission Meeting- Zoning Ordinance  
May 1, 2023**

A regular meeting of the Planning Commission was held at City Hall, 200 S. Main Street on May 1, 2023, at 7:00 p.m.

Vice Chair Baker called the meeting to order at 7:01 p.m. Present were Vice Chair Baker and Commissioners Halsey, Wegner, Loftus, Hiltz, Skinner, Tanner, and Wicker. Vanek was absent and excused.

Also, in attendance was Building Official LeRoy Hummel.

Skinner moved, Hiltz seconded, PASSED, to approve the agenda.

Wegner moved, Loftus seconded, PASSED, to approve the April 3, 2023 Minutes.

Public Comments: None

Public Hearings:

- a. Request for review of a Lot Split Application for 23-300-010-200-002-03 commonly known as approximately 1610 Mike Simpson Drive. Vice Chair Baker opened the public hearing at 7:06 p.m. City of Eaton Rapids Mayor Colestock spoke regarding the lot split and the proposed plans for the construction of a community (City of Eaton Rapids, Hamlin Township and Eaton Rapids Township) recycling center on the property. The Commission discussed the request. The public hearing closed at 7:20 p.m. Wicker moved, Tanner seconded, PASSED, to recommend approval of lot split application for Parcel 23-300-010-200-002-03 commonly known as (approximately) 1610 Mike Simpson Drive.
- b. Request for review of a conditional use permit for a home based business (Group Day Care 7-12) for 23-300-081-600-050-00 commonly known as 206 Albers Street. Vice Chair Baker opened the public hearing at 7:27 p.m. Building Official Hummel reviewed the application with the Commission. Russ Frinkle spoke about the request. He advised the hours of operation would be 6:00 a.m. to 6:00 p.m. He and his spouse plan to start with six (6) children and work towards the 7-12 allowed in the ordinance. Additional staff is expected. The pool is fenced off and children will be supervised 100% of the time. The Planning Commission's approval is one step in the process of State licensure. There were no additional questions or comments. The public hearing closed at 7:28. Wicker moved, Hiltz seconded, PASSED, to recommend approval of requested conditional use permit for parcel number 23-300-081-600-050-00 commonly known as 206 Albers Street and recommend approval of home-based business for 7-12 group daycare with lot size reduced from 20,000 square feet to 18208 square feet.

Old Business: None

New Business:

- a. Request for review of an extension for site condo for 23-300-053-650-001-00 commonly known as 414 Haven Street. Gian Pons-Schultz appeared before the Commission representing the applicant T.A. Forsberg. She reviewed the request and future building plans on the site. She advised green space would be used to set off property and that the present cyclone fence will remain. The Commission discussed the extension. Skinner moved, Halsey seconded, PASSED, to recommend approval of two year extension for condo project previously approved for parcel number 300-053-650-001-00, commonly known as 414 South Haven Street.
- b. Request for revision of site plan for landscaping and fence for 23-300-000-609-011-01 commonly known as 208 King Street. Paul Stoddard, MHT Housing Representative, appeared before the Commission and reviewed the request. Original site plan called for a 4 foot fence and a 10 foot fence was constructed. They would like to trim it to 6 feet which is within code. The Commission discussed the request. Hiltz moved, Tanner seconded, PASSED, to recommend approval of site plan on condition it is resubmitted to reflect planter box and green space changes with all fences 6-feet high, including at retaining wall; this for parcel number 300-000-609-011-01, commonly known as 208 King Street.
- c. Discussion on the de-annexation of parcels C and D from parcel B 300-002-100-046-02 commonly known as 525 Pheasant Run. Lynn Ball proposed splitting off the two (2) parcels to the owners of parcels on Smithville Road and located in Hamlin Township. They would need to be de-annexed to enable the property owners to combine the parcels. Hamlin Township is agreeable to the proposal and Mr. Ball will bear the costs. No action is needed.

Building Official Hummel provided a Building Department update including a proposed assisted living facility.

ZBA Report: None

Halsey moved, Wicker seconded, PASSED, to adjourn.  
Meeting adjourned at 9:08 p.m.