



Planning Commission

November 6, 2023

7:00 p.m. City Hall

1. Call meeting to Order
2. Roll Call
3. Approval of Agenda
4. Approval of September 5, 2023, Regular meeting minutes, September 18, 2023, Special meeting minutes
5. New Business -
Public Hearing – Land division McArthur River Park
6. Public Comments
7. Reports
 - a. Building Official
 - b. ZBA
 - c. Planning Commissioners
8. Adjourn

Planning Commission Meeting

September 5, 2023

A regular meeting of the Planning Commission was held at City Hall, 200 S. Main St. on September 5, 2023, at 7:00 pm.

Chair Vanek called the meeting to order at 7:05 p.m.

Present were Chair Vanek, Commissioners Halsey, Wegner, Wicker, Tanner, Baker, Loftus

Absent and excused were Skinner, Hiltz

Also, in attendance was Building Official LeRoy Hummel, Mayor Colestock

Baker moved, Tanner seconded, PASSED, to approve the agenda. All Aye

Halsey moved, Wegner seconded, PASSED, to approve the August 7, 2023, minutes. All Aye

Public comments: None

New Business: Draft Zoning ordinance review (Special Land Uses, Land Development Options, Non-conformities)

Commissioners agreed to have a special meeting on September 18, 2023, to continue discussion on the draft Zoning ordinance review.

Reports:

Building Official Hummel – City Clerk position, new City Clerk will take minutes at Planning Commission meetings. Property east of High School, developers Ball and Forsburg are working on.

ZBA – no meeting last month

Motion: adjournment

Moved: Halsey

Second: Wegner

All Aye

Planning Commission Special Meeting

September 18, 2023

A special meeting of the Planning Commission was held at City Hall, 200 S. Main St. on September 18, 2023, at 6:00 pm.

Chair Vanek called the meeting to order at 6:00 p.m.

Present were Chair Vanek, Commissioners Halsey, Wegner, Wicker, Baker, Loftus

Absent and excused were Skinner, Hiltz, Tanner

Also, in attendance was Building Official LeRoy Hummel

Halsey moved, Wicker seconded, PASSED, to approve the agenda.

Public comments: none

New business: Draft zoning ordinance review (definitions)

Motion: adjournment

Moved: Wicker Second: Baker Aye 9:05

Planning Commission Communication

TO: Planning Commission

FROM: LeRoy Hummel, Building/Zoning Official

SUBJECT: November 6, 2023, Agenda

The Commission will be considering one item this month.

A Public Hearing will be held for the following item under consideration on the agenda.

Land Division approximately 350 Mc Arthur River Drive;

The City of Eaton Rapids is requesting a land division for their property at the above address. This proposed parcel will be .05 acres, it will be split off on the north side of Mc Arthur River Park (please see included survey). The newly created parcel will run in front of and to the south of 520 S. River. The City plans to put the property up for bid in accordance with the City Charter.

The owners of 520 S. River do not have road frontage and do not own the property they thought they did, this is the reason for the land division. They hope to purchase the new parcel to make their lot a conforming parcel and have room to construct a shed. The new parcel will not meet any of the requirements in the Zoning Ordinance and would not be a buildable parcel. If the owners of 520 S. River are successful, they will be required to combine the proposed parcel with their existing parcel to create one parcel.

The City Council had to approve the parcel to put the land up for sale but will still need to act on the Planning Commission's recommendation.

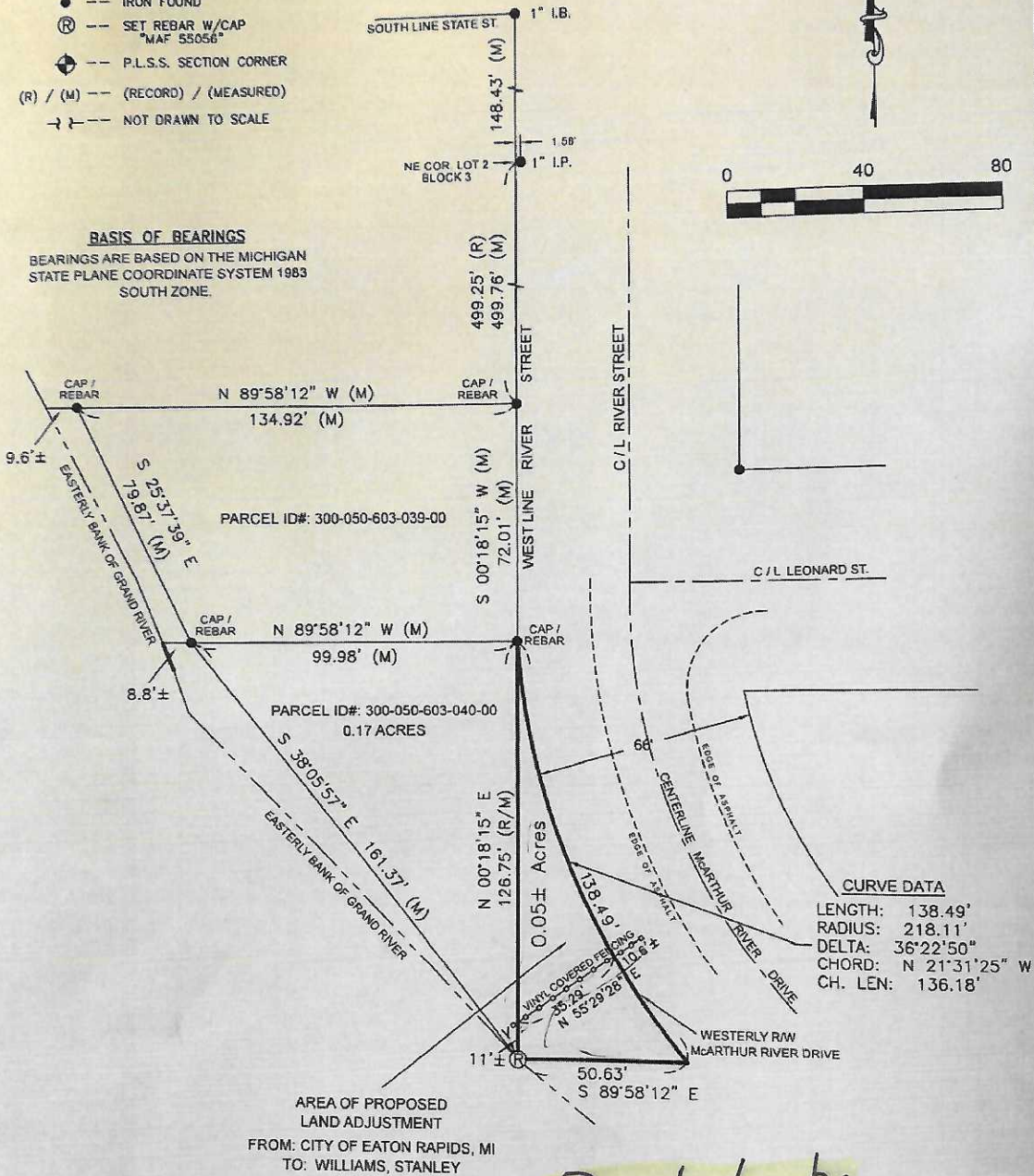
REFERENCE DRAWING
 PART OF THE RIGHT OF WAY OF McARTHUR RIVER
 DRIVE, IN THE VILLAGE (NOW CITY) OF EATON
 RAPIDS, MI. IN THE NE FRACTIONAL 1/4 SECTION 3,
 T1N R3W, EATON COUNTY, MICHIGAN

LEGEND

- --- IRON FOUND
- ⊗ --- SET REBAR W/CAP "MAF 55056"
- ⊕ --- P.L.S.S. SECTION CORNER
- (R) / (M) --- (RECORD) / (MEASURED)
- --- NOT DRAWN TO SCALE

BASIS OF BEARINGS

BEARINGS ARE BASED ON THE MICHIGAN
 STATE PLANE COORDINATE SYSTEM 1983
 SOUTH ZONE.



CURVE DATA
 LENGTH: 138.49'
 RADIUS: 218.11'
 DELTA: 36°22'50"
 CHORD: N 21°31'25" W
 CH. LEN: 136.18'

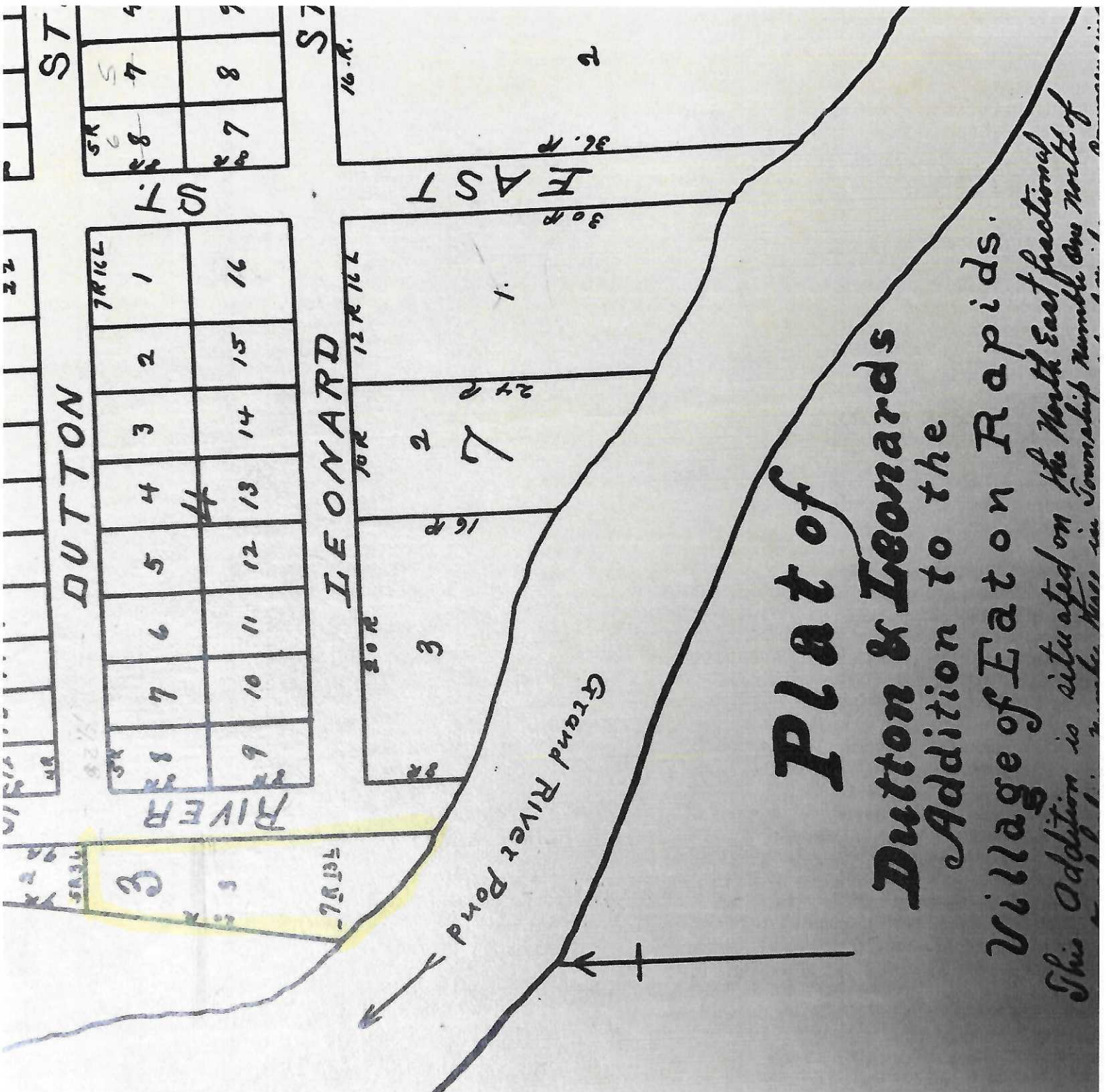
Parcel to be Split

AREA OF PROPOSED
 LAND ADJUSTMENT
 FROM: CITY OF EATON RAPIDS, MI
 TO: WILLIAMS, STANLEY

JOB#:	Fauser Land Surveying, L.L.C.	
DRAWN BY: MAF	2756 W. KINNEVILLE RD.	LESLIE, MI 49251
DATE: 10 JUL 2023		
SCALE: 1" = 40'		
PAGE: 1 OF 1		

Mark A. Fauser
 PROFESSIONAL SURVEYOR

B



Plat of

Dutton & Leonards

Addition to the

Village of Eaton Rapids.

This Addition is situated on the North East fractional of Township Number One North of



Parcel Viewer

Eaton County, MI

Search Parcels



-84.651 42.508 Degrees

40ft

CERTIFICATE OF SURVEY

PART OF LOT 3 BLOCK 3 DUTTON & LEONARDS
 ADDITION TO VILLAGE (NOW CITY) OF EATON
 RAPIDS, MI, IN THE NE FRACTIONAL 1/4 SECTION 3,
 T1N R3W, EATON COUNTY, MICHIGAN

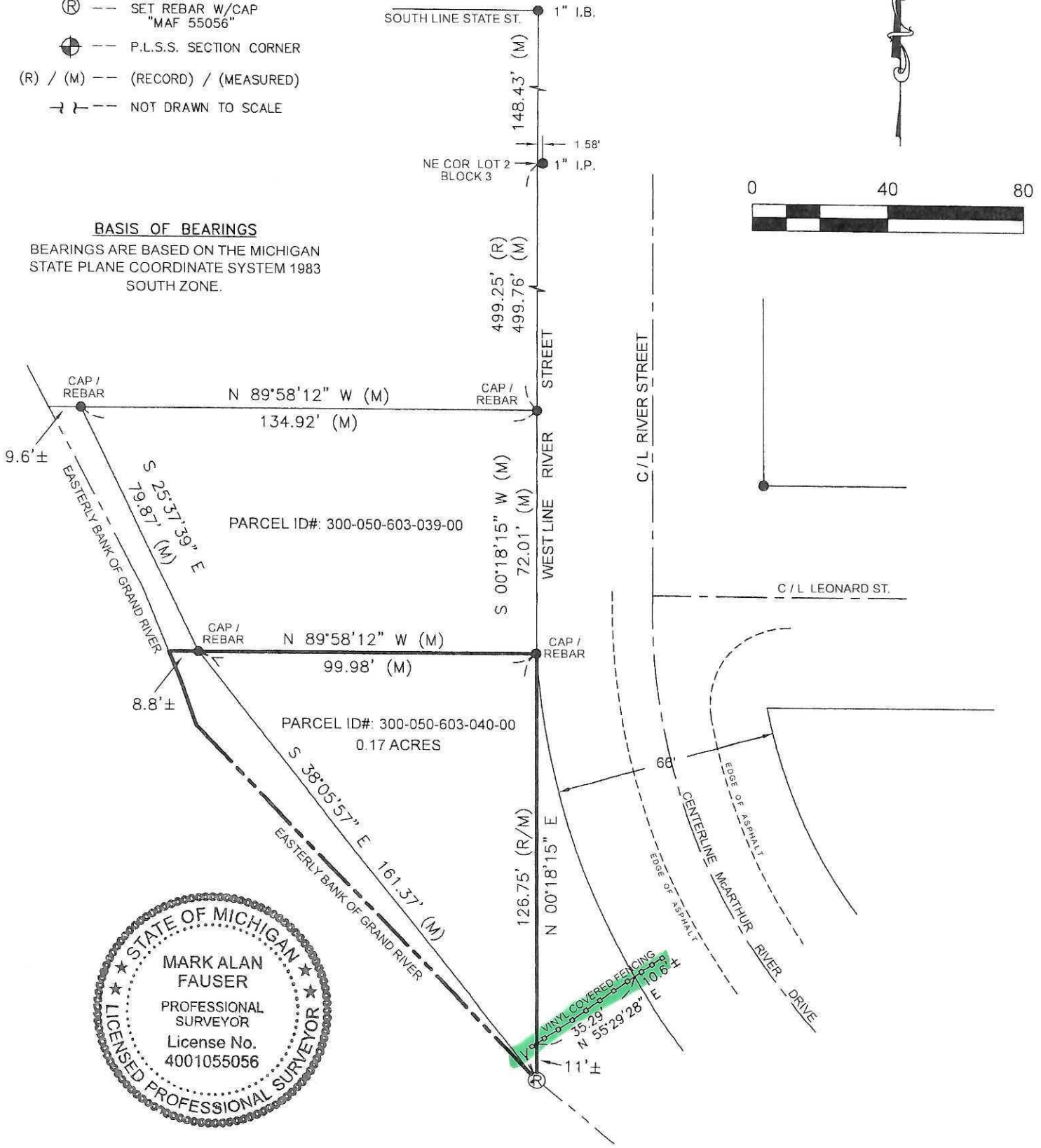
C

LEGEND

- --- IRON FOUND
- Ⓡ --- SET REBAR W/CAP "MAF 55056"
- ⊕ --- P.L.S.S. SECTION CORNER
- (R) / (M) --- (RECORD) / (MEASURED)
- ↔ --- NOT DRAWN TO SCALE

BASIS OF BEARINGS

BEARINGS ARE BASED ON THE MICHIGAN
 STATE PLANE COORDINATE SYSTEM 1983
 SOUTH ZONE.



Fence