

City of Eaton Rapids

Planning Commission

Meeting Minutes, July 7, 2025

1. **Call to Order:** Chair Vanek called the meeting to order at 7:00 pm.

2. **Roll Call:**

NAME	PRESENT	ABSENT	NAME	PRESENT	ABSENT
Chair Vanek	X		Com Hiltz	X	
Vice Chair Baker	X		Com Wicker		X (Exc)
Secretary Tanner	X		Com Davis	X	
Com Wegner	X		Com Millington		X(Exc)
Com Jobse	X				

Also present were Building Official Hummel and Financial Specialist Leigh Tyler.

3. **Approval of the Agenda:**

Commissioner Hiltz moved to approve the agenda and Commissioner Tanner seconded. Motion carried to approve the agenda as presented.

4. **Approval of the June 2, 2025 Planning Commission Meeting minutes:**

Commissioner Tanner moved to approve the June 2nd Minutes and Commissioner Wegner seconded. Motion carried to approve the minutes as presented.

5. **Old Business: 1401 South Main St. (Taco Bell)**

The civil engineers Excel have provided a written response to the conditions the Planning Commission stipulated for the site plan reviewed at the June 2, 2025 meeting. The following two items are items that the Planning Commission cannot stipulate if the site plan complies with the ordinance: We cannot make them acquire the property at the SE corner of the parcel and we cannot determine their hours. The remaining stipulations are as follows:

- That the building meets architectural requirements per the ordinance
- That the East parking lot be connected with the Family Fare parking lot on the East side
- That the East parking lot and the drive thru lane be screened with a masonry barrier wall
- Make a crosswalk from the east parking lot to the restaurant for pedestrians
- That all these stipulations be approved by the Building Department

Excel also mentioned that if circumstances do not allow them to connect with the Family Fare parking lot, then the Planning Commission will drop that stipulation.

Chairman Vanek moved that we approve the Taco Bell Site plan as revised. Commissioner Davis seconded the motion. The motion passed with all AYE votes.

6A. Land Division – 501 Union Street

The Public Hearing was opened at 7:15 pm. Building Inspector Hummel stated that the school at Union Street wants to split the property along the east side of the existing building (This would split off 5.7 acres). This area is currently zoned RD1 Residential zoning. There would be room for a potential 3 parcels for houses if the school wants to sell the property.

Matt Burton (600 Hastay Blvd, Eaton Rapids, MI 48827) came to the podium to ask if the property would be zoned residential and Building Official Hummel said yes that it was zoned residential.

The Public Hearing was closed at 7:22 pm. Chairman Vanek moved that the commission approve and to recommend that the City Council approve the lot split at 501 Union Street. Commissioner Tanner seconded. Motion passed with all commissioners voting AYE

6B. Land Division 4423 / 4425 Hyatt Street

The public Hearing was opened at 7:23 pm.

4423 Hyatt is for sale. The propane tank for 4425 is on 4423's property. The owners of the properties are in mutual agreement to split the property and move 18.33' from 4423 Hyatt to 4425 Hyatt. There will be a purchase order recorded with the city and the City Assessor.

Robert Napieralski (4427 Hyatt Street, Eaton Rapids, MI 48827) came to the podium. He wanted to know if this land split would affect the right of way easement that they all have. Building Inspector Hummel assured him that it would not affect his property.

The Public Hearing was closed at 7:30 pm. Chairman Vanek made a motion to approve and to recommend to Council (contingent on the necessary legal documentation between the two parties) the land split of 4423 and 4425 Hyatt Street. Commissioner Hiltz seconded. Motion passed with all commissioners voting AYE

7. New Business - None

8. Public Comments:

Matt Burton (600 Hastay Blvd, Eaton Rapids, Michigan 48827) came to the podium and wanted to know if the sidewalk is part of the city property. Building Inspector Hummel told him to call him and he will let him know.

9. Correspondence – None

10. Reports

Building Official - Building Official Hummel stated that most land divisions, like presented in tonight's meeting, are handled administratively through other municipalities. We propose that not all land divisions will be presented to the Planning Commission for approval in the future and will be handled administratively. He also stated that Vice Chair Baker is moving out of the city and The Michigan Planning Enabling Act allows one member to live out of the city limits so Vice Chair Baker can stay on the commission if he chooses. Mr. Hummel also reminded the commissioners to come to the meetings prepared and to educate themselves on the changes to the ordinances and to limit side bar conversations. He informed the commission that we have hired a new part time code enforcer for the city and that will free him up for other duties. We have been told that the Eaton County Land Bank will be taking possession of the Horner Mill this month. Finally, Building Inspector

Hummel stated that some contractors have renovated a down town apartment and they want to short term rent it through Air BNB – it will be on the agenda for discussion at the August meeting

Zoning Board of Appeals – Vice Chair Baker - At the last ZBA meeting, there was a Public Hearing regarding a variance for the Eaton Rapids Medical Center sign. The sign is in MDOT's right of way so the request was tabled until they could get approval from MDOT. They applied for the permit from MDOT, so we did grant the variance.

Planning Commission – Building Inspector Hummel – The Michigan Municipal League contacted Mayor Pam Colestock to film a video clip for their upcoming ad. They focused on our innovative housing at 208 King Street, the tiny homes on Haven and the future building project to the east of the schools.

Vice Chairman Baker made a motion that we adjourn the meeting. Commissioner Davis seconded the motion. The meeting was adjourned at 7:50 pm.

Minutes Recorded by:

Leigh Tyler / Financial Specialist

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