

City of Eaton Rapids

Planning Commission

Meeting Minutes, November 3, 2025

1. **Call to Order:** Chair Vanek called the meeting to order at 7:03 pm.

2. **Roll Call:**

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

Commissioners Wegner and Jobse were excused. Also present were Building Official Hummel and Financial Specialist Leigh Tyler.

3. **Approval of the Agenda:**

Commissioner Hiltz moved to approve the agenda and Secretary Tanner seconded with the removal of Item 5B - 2670 South Michigan rezone as it has been withdrawn. Motion carried to approve the agenda as presented.

4. **Approval of the October 6, 2025 Planning Commission Meeting minutes:**

Commissioner Millington moved to approve the October 6, 2025 Minutes and Commissioner Wicker seconded. Motion carried to approve the minutes as presented.

5. **Public Hearing - Inverness Condo Subdivision** - Chairman Vanek opened the Public Hearing at 7:05 pm. Building Official Hummel came to the podium for an overview. Inverness Homes Phase 2 – The city has a developer that would like to continue the development of the subdivision which was originally approved in 2006. The original preliminary approval for Phase 2 has expired, Article XVIII – General Standards and Exceptions, Section 18.76 – Site Condominium Development Standards Section S and S.1, that the Step 2 approval shall give the applicant the following rights for a 2-year period from the date of approval. Section 18.76 V 1., Final Plan Approval. The plan was approved in 2006, both items have expired and this is reason that the Commission is reviewing the plan again. The new developer is not changing the plan other than the landscaping requirements which were revised by the commission in 2024. Section 18.76 requires new phases to be reviewed and approval by the Planning Commission.

After review by the City Departments, please see the following comments:

Fire Department

- Move the proposed west fire hydrant to the north to the corner

- Loop the water main to Inverness Street if it is not already (City engineers also require)
- Pave the emergency entrance to Inverness Street.

Police Department

- Suggest traffic control signs (Yield) at the corners
- Place city padlock on the gate in the emergency entrance

DPW

- The developer will have to install utilities and streets to meet the city ordinance
- They will make sure that the comments for the City Engineer (in the original approval) are complied with

Zoning

- Sidewalks are not shown and shall be installed in the subdivision along the length of the property on Inverness
- The retention / detention pond shall be evaluated to make sure that it has the capacity to handle the additional development

Chris Kohane (a representative from Allen Edwin) came to the podium. He stated they will not be changing the 2005-2006 plan. They will be constructing sidewalks in the subdivision. They will make sure that the engineering review passes and they will do an evaluation of the storm drains. Chair Vanek asked if they would be adhering to the landscaping changes that were updated in 2024 and he said that they will.

Steven Curry – A resident of the Inverness neighborhood for the last 8 years came to podium. He stated that this subdivision is much bigger than what they were originally told. He said that he has tried to get them to maintain the property (things like clearing weeds and road deterioration). He stated that there is a 6' x 4' pothole at the entrance of the subdivision but so far repairs of the road and damage to vehicles have been avoided. He advised the commission to proceed with caution.

Commissioner Hiltz and Secretary Tanner both asked who would be responsible for completing the streets and Building Official Hummel stated that the new builder would. Chris Kohane stated that they do not have control over the streets (Successor Developer Rights) until they fully purchase the property and get to Phase 2. Secretary Tanner wants to know who is in charge of Phase 1 and Chris Kohane does not know. LeRoy does have a contact from Phase 1 and he emailed him with some questions. Chris Kohane stated that if the current owner would work with them, they would help with the repairs. They will be officially taking over the project when all of their permits have been approved.

Julie Kirkpatrick – A resident from Raeburn Road came to the podium and wanted to know if the development was going to go right up to her property on Raeburn and LeRoy said yes.

Dennis Hall – A current resident of the Inverness subdivision came to the podium and requests that they open the emergency entrance for construction traffic. There are large amounts of traffic during the school peak times

Ed Jewett – An Eaton Rapids resident and teacher at Lockwood Elementary School came to podium to state that traffic is a huge concern. He stated that if there was ever an emergency at the school that it would be difficult for emergency vehicles to get through with all the neighborhood and school traffic. He wants to know what the future plan is. Commissioner Hiltz asked if the traffic was already affecting the school and he said yes.

The Public Hearing was closed at 7:57 pm

Discussion: Chairperson Vanek stated that the developer seems to be open to working with unique situations as they arise. He said that he would like to approve this this evening to get Phase 2 going so that the roads can be repaired. Secretary Tanner stated that the roads **MUST** be repaired, no matter what. Vice Chairman Baker asked if this meeting is a preliminary site plan approval and Building Official Hummel stated yes, it is and with the Planning Commission's approval, it will go to City Council.

Vice Chairman Baker moved to make a recommendation to City Council to approve the Allen Edwin Phase 2 development subject to meeting the following requirements:

Fire Department

- Move the proposed west fire hydrant to the north to the corner
- Loop the water main to Inverness Street if it is not already (City engineers also require)
- Pave the emergency entrance to Inverness Street.

Police Department

- Suggest traffic control signs (Yield) at the corners
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DPW

- The developer will have to install utilities and streets to meet the city ordinance
- They will make sure that the comments for the City Engineer (in the original approval) are complied with

Zoning

- Sidewalks are not shown and shall be installed in the subdivision along the length of the property on Inverness
- The retention / detention pond shall be evaluated to make sure that it has the capacity to handle the additional development
- The zoning is TRD
- 2005 adjustments must be required and followed as requested by C2AE
- Recommend a Performance Bond for all the streets and all of the streets be repaired ASAP

Commissioner Wicker seconded the motion and all commissioners voted Aye.

6. **Old Business** – None (Except for the Short-Term Rental Ordinance that Building Official Hummel is working on)
7. **New Business** – None
8. **Public Comments**

Mayor Pro Tem Steele came to the podium and stated that Council SHALL approve Phase 2 if all requirements are met.

Steven Curry came to the podium to thank the commission for our assistance and suggested that maybe there be a crosswalk built for the safety of the children in the area. The Commissioners recommend that Mr. Curry attend a City Council meeting to express his opinion.

9. **Correspondence** – None

10. **Reports**

Building Official Hummel – Stated that the old mill has been officially obtained by the Eaton County Land Bank as of 10/31/25. There have been meetings to discuss the building project to the east of the High School. We are working with SHPO to keep the historic buildings downtown historic and Taco Bell plans have been approved.

ZBA – No Report due to no meetings lately

Planning Commission – No Report

Commissioner Millington moved that we adjourn the meeting and Commissioner Hiltz seconded. All commissioners voted Aye. The meeting was adjourned at 8:30 pm.

Minutes Recorded by:

Leigh Tyler / Financial Specialist

City of Eaton Rapids