

**Eureka Charter Township Planning Commission**  
Regular Meeting Minutes – Approved  
June 16, 2021

**Agenda Items 1 & 2: Meeting Convene & Roll Call**

Chairman Putnam called the regular meeting of the Eureka Charter Township Planning Commission (PC) to order at 7:00 pm.

Roll call found the following PC members in attendance: Linda Weger, Randy Klepper, Mary Sharp, Marty Posekany, and Jon Behrends. Board Liaison - Treasurer Cindy Hanson was absent and excused.

There was a quorum for the meeting.

Zoning Administrator/Supervisor Darcia Kelley, ZBA member Lee Beard, and approximately 3 others were also in attendance.

This meeting was audiotaped.

**Agenda Items 3 & 4: May Minutes & Correspondence Received by Secretary**

Motion was made by Commissioner Klepper to accept the May minutes as written. It was supported by Commissioner Weger.

**Motion carried.**

There was no correspondence.

**Agenda Item 5: Audience Comments on Non-Agenda Items**

There were no audience comments at this time.

**Unfinished Business**

The Wind Energy Section of Draft Ordinance #79 was discussed. Commissioner Posekany shared a handout listing concerns he felt needed to be addressed in our ordinance. Commissioners Behrends and Klepper each shared details about visits they made to areas with existing wind turbines. Concerns they heard from residents there included issues with noise, decreased milk production on dairy farms, reduced property values and ice throws. After much discussion, it was decided that a small committee would review the ordinance and bring suggested changes back to the PC next month. The committee will include Commissioners Posekany, Behrends, and Weger. Supervisor Kelley encouraged PC members to also attend or listen to some Apex Wind presentations to gain information.

The Township Board had requested that the Planning Commission also look at Long Term Rentals since it came up during the work being done regarding Short Term Rentals. The commissioners discussed how ordinances that are currently in place would address most issues, including the Blight and Noise Ordinances. It was determined by consensus that this issue would be dropped at this time unless a problem not addressed by current ordinances comes up in the future.

**New Business**

There was no new business.

**Zoning Administration – Kelley**

- There were more site plans requested for houses and accessory buildings, focus seems to be on storage buildings
- Complaints on blight and old vehicles in yards, good progress on moving RVs out of front yards
- Will be complaint driven, not looking for problems
- Township lawyer is reviewing both Regulatory and Non-Regulatory ordinances

- Mason Road property is under different ownership and being cleaned up

**Road Commission – Kelley**

- S. County Line Rd. is improving, layer of limestone is down and ditching is done
- Asphalt overlay on West County Line Road was completed last week
- County Farm Rd. is having some work done
- First layer of chloride is down

**Township Board – Supervisor Kelley reporting for Liaison Cindy Hanson**

- City of Greenville is now taking the lead on the Baldwin Lake Sewer Project
- Revising the Fire Contract with the City by adding Lift Assist and dry hydrant maintenance
- Cemetery road will be paved
- Tax notices will be sent out July 1, along with newsletter and cemetery ordinance and rules
- Looking at future expansion, offering \$6000/acre for an available 22 acres
- Kristen Lower will be taking over as Township Board Liaison

**Zoning Board of Appeals – Putnam**

- A resident was granted a variance for a garage addition

**Commissioners**

Are there any comments, concerns, questions, or suggestions on any other topic?

Commissioner Posekany asked that any PC members with suggestions regarding the Wind Energy Ordinance contact one of the members of the Wind Energy Ordinance Committee.

**Items for next Agenda**

- Wind Energy Ordinance update

The meeting was adjourned at 8:15 p.m.

The next meeting will be on July 21, 2021, at 7:00 p.m.

Respectfully submitted,

Deb Homant  
Recording Secretary

Linda Weger  
PC Secretary