

APPROVED

Eveline Township Planning Commission Meeting Minutes
Regular Meeting
September 11, 2019
7:00 P.M.

- 1) **Call to order:** The meeting was called to order at 7:00 P.M. with the Pledge of Allegiance by Vice-Chairman Eric Beishlag at the Eveline Township Hall.

Roll Call: Commissioners present were Eric Beishlag, Lorraine Sims and Prudence Kurtz. Denny Way and Kelly McGinn were absent and excused. Planner Annie Doyle and Recording Secretary Sandi Whiteford were also present. Citizens present were Dustin Drost, George MacCready, Andrew Fursch and Kevin G. Klevorn.

- 2) **Minutes:** Motion by Commissioner Sims, supported by Commissioner Kurtz to approve the August 14, 2019 minutes as written. Motion carried.

- 3) **Agenda:** Commissioner Beishlag suggested adding two items to the agenda. Inserting as number eleven (11) a waterfront greenbelt review and as number twelve (12) to set a public hearing for a request to change zoning from an R1 zoning designation to a farm forest designation. Motion by Commissioner Kurtz, supported by Commissioner Sims, to approve the agenda as amended, inserting the suggested items in agenda. Motion carried.

- 4) **Public Comment:** There was no public comment.

- 5) **Public Hearing To Consider Application For Class A Nonconformity:**

A. Open Hearing – The public hearing was opened at 7:07 p.m. by Vice Chairman Beishlag.

B. Public Comments – Citizens requested clarification of Class A Nonconformity being discussed. Vice Chairman Beishlag explained Class A Nonconformity.

C. Correspondence - Vice Chairman Beishlag presented the letter received in support of Class A Nonconformity approval from Haggards.

D. Close Public Hearing - The public hearing was closed at 7: p.m. by Vice Chairman Beishlag.

- 6) **Board Discussion To Consider Application For Class A Nonconformity:** Following discussion, Commissioner Sims made a motion to approve the application for Class A Nonconformity. Motion supported by Commissioner Kurtz. Motion approved.

- 7) **Public Hearing Amending Ordinance Section 2.2 Table of Land Uses:**

A. Open Hearing - The public hearing was opened at 7:12 p.m. by Vice Chairman Beishlag.

B. Public Comments – In response to citizen question, Planner Doyle explained that short term rentals must be an allowed use to adoption of an ordinance.

C. Correspondence – No correspondence was received.

D. Close Public Hearing - The public hearing was closed at 7:15 p.m. by Vice Chairman Beishlag.

8) Board Discussion On Amending Ordinance Section 2.2 Table of Land Uses: Following discussion, Commissioner Kurtz made a motion to approve the change to the Table of Land Uses by adding Short Term Rental as an approved use, following Single Family Residential under the category Residential Uses. Motion supported by Commissioner Sims. Motion approved.

9) Public Hearing On Ordinance Article 10 – Definitions:

A. Open Hearing - The public hearing was opened at 7:17 p.m. by Vice Chairman Beishlag.

B. Public Comments – In response to citizen question regarding the length of a short term rental, Vice Chairman Beishlag responded a rental less than thirty (30) days.

C. Correspondence – No correspondence was received.

D. Close Public Hearing - The public hearing was closed at 7:20 p.m. by Vice Chairman Beishlag.

10) Board Discussion Of Ordinance Article 10 – Definitions: Following discussion, Commissioner Kurtz made a motion to approve the change to the Ordinance Article 10 – Definitions, adding the definition *SHORT-TERM RENTAL. Residential dwelling units that are rented in total or part for less than thirty (30) days at a time during the calendar year.* Motion supported by Commissioner Sims. Motion approved.

11) Waterfront Greenbelt Review: Vice Chairman Beishlag presented an application for Waterfront Greenbelt Review at 04605 Porter Creek Lane. Commissioner Beishlag reviewed the site and recommended approval. Commissioner Sims made a motion to accept the plan as presented. Motion supported by Commissioner Kurtz. Motion approved.

12) Request for Zoning Change: Vice Chairman Beishlag presented an application for zoning change from R1 to Farm Forest of the property located at 1184 Mountain Road. Property tax ID# 006-127-006-25. A public hearing will be held at the regular Planning Commission Meeting on October 9, 2019.

13) Noxious Weed Ordinance: Vice Chairman Beishlag postponed the discussion of the Noxious Weed Ordinance until the October 9, 2019 Planning Commission Meeting to enable absent members to participate.

14) Other Board And Staff Issues: Commissioner Beishlag and Planner Doyle addressed audience questions regarding the proposed Short Term Rental Ordinance. Planner Doyle stated that the Planning Commission has done their due diligence. The ordinance is based on the honor system and is complaint driven for enforcement issues. The proposed ordinance follows Health Department guidelines for occupancy. Commissioner Beishlag stated that the State of Michigan fireworks regulations will be followed. Information for short term rentals will be posted on the Township website. Commissioner Sims made a motion to send the Short Term Rental Ordinance to the Township Board of Trustees for final approval.

15) Adjournment – Vice Chairman Beishlag adjourned the meeting at 7:58 p.m.

Respectfully Submitted

Sandi Whiteford
Recording Secretary