

APPROVED

**Eveline Township Planning Commission Special Meeting Minutes
Continuation Hungry Ducks
Eveline Township Hall
8525 Ferry Road
June 24, 2021
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 Chairman Kelly McGinn in the Township Hall.

Commissioners present: Kelly McGinn, Eric Beishlag, Gary Albring, Prudence Kurtz and Lorraine Sims. Recording Secretary Sandi Whiteford and Zoning Administrator Deb Graber were also present as well as several residents.

- 2) **Agenda:** Motion by Commissioner Beishlag, supported by Commissioner Albring, to approve the agenda as presented. Motion carried.

- 3) **Continuation of Planning Commission Deliberations, May or May not Reach a Decision:** Commissioner Beishlag stated that the setbacks must be followed, also that to stay Farm Forest, 50% of the property must be used for farming. Zoning Administrator Deb Graber presented a document provided to her earlier in the day from Hungry Ducks. Planning Commission reviewed the document. Zoning Administrator Graber stated that the Planning Commission would need a breakdown as to how much of the property will be used for farming. Mr. Mueller stated that 50% of the usable land would be used for animals or crops, 20 acres is wetlands and cannot be used for crops. Intent over time is to run animals or hay, pumpkins have been planted on approximately $\frac{1}{4}$ acre. Commissioner Beishlag stated that progress can be made under zoning of Farm Forest, now being the plan. The Commission and the applicants can work together to come up with a solution that works for both. The applicants would need to change the site plan to meet the setback of 95' from centerline of M-66, 35' from the road right of way, including the train. Commissioner McGinn stated that parking must also meet the side yard setback of 25'. Performance Engineering stated that there are no clear numbers for parking requirements. Commissioner Beishlag stated that the Planning Commission can add stipulations to the Special Use Permit. To keep the zoning designation as agriculture, fence it in. Commissioner Albring stated concern of taking the property from a rural setting to a commercial venture. Performance Engineering stated that MDOT reviewed the angle of the bank and stated that no guardrail was necessary. Richard Mueller stated that they can look at re-routing the train, they understand the Commission does not want it by the road. They may want to leave the work that has been done preparing for the train as a pathway. Commissioner McGinn stated that the Commission would like to have the Planner at the next meeting so he can clarify any questions. The planner's letter of

concerns was shared with the applicant. Commission McGinn will coordinate date and time. Commission needs plans first. Commissioner Kurtz asked residents how they feel about the entrance location. Performance Engineering stated it is the most logical place. There are no turn lanes at the castle and that area has not been an issue. Greg Stevens stated he would encourage everyone to keep the entrance off from M-66, it would be much safer than the traffic turning on to and from Shaw Road. Hours and days are a concern to him.

- 4) Public Comment:** Nancy Ferguson. Shared concerns of hours of operation and information on HungryDuckFarms.com. Weekend is advertised as Friday, Saturday and Sunday, costs are listed which does include rides. She asked about the permits that have been issued. Some from Charlevoix County, MDOT and the Health Department. Special Use Permit and Sign Permit have not been issued by the Township. She is firmly against no limitation of hours of operation. Offered alternative suggestions for rides and games. Also expressed concerns over possible wedding venue in the barn. Dan Burke visited the property and stated that the road is very nice, gift shop seems to make it commercial, asked about maximum capacities, received no answer from Mr. Mueller. Discussion was held regarding education venue and the need to provide hours of operation for school field trips or similar special events. Mr. Mueller stated that once they opened, they would see what people want and are interested in. Dan Burke presented a letter from Ellis McQuillan. He read for the Commission and Public a portion of the letter. The letter in its entirety is attached to the official minutes
- 5) Commissioner Comments:** Commissioner McGinn will set a date and time and let everyone know about the next meeting. Commissioner Beishlag stated that progress can be made in the best interest of the Township and the applicants by working together.
- 6) Adjournment:** Chairman McGinn adjourned the meeting at 8:20 p.m.

Respectfully Submitted,

Sandi Whiteford
Recording Secretary