

Approved

Eveline Township Planning Commission Meeting Minutes
Regular Meeting
October 5, 2022
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.

Commissioners present: Kelly McGinn, Eric Beishlag, Prudence Kurtz, Lorraine Sims and Will Trute. Recording Secretary Sandi Whiteford and Zoning Administrator Deb Graber were also present as well as Ellis McQuillan, Dan Burks, Susan Parks, Nancy Ferguson, Richard and Linda Mueller, Valerie Lewis, and Kevin Pearsall.

- 2) **Agenda:** Commissioner McGinn requested addition of, A: Presentation, B: Public Input and C: Commissioner Review to item 6, and title the item as Hungry Ducks 1 Year Review. Commissioner Beishlag made a motion to accept the agenda with the stated changes. Motion supported by Commissioner Kurtz. Motion carried.

- 3) **Public Comment:** No public comment received.

- 4) **Minutes:** Motion by Commissioner Kurtz, supported by Commissioner Beishlag to approve the September 7, 2022 minutes as written.

- 5) **Sorber Greenbelt Plan:** Zoning Administrator, Deb Graber presented information regarding the site on the corner of Ross Lane and Ferry Road. Permit for the house has been issued. Stated that the greenbelt is not in compliance, a lot of the natural vegetation is gone, lawn is in the fifty-foot setback, she presented photos of the shoreline. Runoff will gather from the roof and run to the lake. Commissioner Beishlag stated they can divert the water; the home comes close to the 20% impervious surface. Can they explain what the plans are for the water runoff. Commissioner Trute asked if the commission can ask for a new greenbelt plan. Deb Graber stated that the owners are protective of the lake and will be amicable to changes. Commissioner Trute asked about the area of sand. Deb Graber stated that if it were deep, it would be beneficial. A list of items that do not comply is needed. Commissioner Trute stated the commission should ask for a proposal which would comply. Commissioner Beishlag made a motion to deny the greenbelt plan, supported by Commissioner Trute. Motion approved. Deb Graber will let them know the plan was not approved.

- 6) **Hungry Ducks 1 Year Review:**

A: Presentation - Mr. Mueller stated that Hungry Ducks has complied with all requests and provided good service. Venetian activities brought about 1600 visitors which raised \$14,000 for venetian. Hungry Ducks was open for 101 days, averaged 26 cars per day and had approximately 200 people on the busiest day. Received 100 independent

ratings with a 5 rating on trip advisor and Facebook and a 4.9 on Google. Had 2 school groups. Animals included bunnies, guinea pig's, sheep, goats, alpaca, peacocks on loan, turkeys, small cows and chickens. They choose not to do the 1/8 scale train but did have three seated bicycles which were very popular. Discovered better ways to organize animal pens and had a corn pit with 2000 pounds of corn. Fishing did not do well but they did create a worm farm. Had 7800 visitors, 9400 with kids' day. They would like to expand hours and days to 6 days per week, Monday, Wednesday, Thursday, Friday and Saturday from 10 a.m. to 5 p.m. and noon to 4 p.m. on Sunday, with the opportunity to rent out the facility on Tuesday. Would like to consider a food truck and create a shaded playground. Consider farm dinner or breakfast, birthday parties, pallet maze and would like to group toddler and teenager activities more appropriately. Would like consideration for a 40' x 60' framed tent for Thomas the train and a protective cover for bikes. Would like to be open from May 1st through Halloween with a haunted hay ride and open 8 a.m. to 8 p.m. Would like consideration for a horn or bell for the train. They will provide a report in October. Had to get shade for the animals, would like a digital sign for posting activities. Possible overnight for Boy Scouts.

B: Public Input – Dan Burke stated that on August 4th a goat had its head stuck in the fence, the caretaker took care of it. Expressed concerns with expansion for food truck, farm dinner/breakfast leading down a path we don't want, concerned with unchecked expansion. Valerie Lewis stated that she took her grandson. He had a marvelous time with the petting farm. It would be nice if food was available. She is pleased with Hungry Ducks. Ellis McQuillan stated he is happy with the current offerings. If you are expanding you are moving toward commercial business. Susan Parks stated that everybody was happy, keep everybody happy. Against music on the carousel, breakfast, lunch, dinner is for restaurants. Bikes should be stored in the existing barn or pavilion. Nancy Ferguson stated they followed conditions admirably. She has issue with being open every day, one day off is good for animals. She is not in favor of being open through October 31st, "next year he may request Thanksgiving". She is against music on the carousel. Hay ride was a success. No further farm buildings without permit from the Zoning Administrator, no camping. Hungry Ducks worked out better than she thought. Walking, biking and maze are ok, kids are having fun. Kevin Pearsall would allow slow expansion. Asking for another year. Val Lewis stated they are asking for 30 – 35 days per year and a few more hours, give it another year trial. They worked extremely hard to make neighbors happy. Casey Butler stated that the first year open is to find out what people want, not for profit. It's a good place for families. Richard Mueller stated that the goal for the first year was 8000 visitors. To be sustainable it must support itself. They have applied for 501 C3 status. Long term he would like to see the farm sustain itself and survive beyond his years. Income did not cover payroll. Shorter stays occurred because no food was available. They are trying to adapt to the times, trying to do something different than any one else is doing. They hope to expand to 12,000 visitors next year and eventually to 17,000. We can keep carousel music low. Wants of the neighbors are understandable but if it cannot sustain itself how will it continue, we are not asking for unreasonable noise. Commissioner Beishlag stated that this is a proposal. Deb Graber stated that she did not receive any complaints regarding Hungry Ducks but does have concerns with the street signs and vending machines. Food trucks are considered a caterer if offering items at no cost, they are a commercial

business if items are for sale. The farm has 2 units for housing, using for security person and employee, camper is not used. Lean-to did not require a permit, tents do.

C: Commissioner Review – Commissioner McGinn asked if there were any issues with animals. Richard Mueller responded that they did have 3 calves passed away. Commissioner McGinn inquired as to issues with the entrance. Richard Mueller responded that there were Shaw Road intersection accidents. Commissioner McGinn asked Mr. Mueller if there is a way to differentiate between existing and new construction on the drawings. Mr. Mueller reviewed the drawings indicating the changes, the bike path, walking path, pens and tents. Commissioner Beishlag indicated that he would have a hard time approving some of the requests as they change the scope of the original project. The Commission may review each of the items and possibly compromise. Commissioner Trute stated they would be hard pressed to be open until 8:00 p.m. due to darkness in spring and fall. Commissioner Kurtz stated that neighbors are being generous as well as Mr. Mueller. The increase in traffic needs to be taken into account. The Planning Commission does not take into account the finance issue. Commissioner Beishlag stated that the Planning Commission has heard the ideas presented, the members of the Planning Commission need time to look over and review the information and bring ideas and possible compromise to the next meeting. Commissioner Beishlag made a motion to table the review to the next meeting. Commissioner Trute supported the motion. Motion approved.

- 7) **Public Comment:** No additional comments received.
- 8) **Commissioner Comments:** No additional comments presented.
- 9) **Adjournment:** Chairman McGinn adjourned the meeting at 9:08 p.m.

Respectfully submitted,

Sandi Whiteford
Recording Secretary