

APPROVED

Eveline Township Planning Commission Meeting Minutes
Regular Meeting
August 14, 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 Chairman Denny Way at the Eveline Township Hall.

Roll Call: Commissioners present were Denny Way, Eric Beishlag, Lorraine Sims and Kelly McGinn. Prudence Kurtz was absent and excused. Zoning Administrator Barry Wood, Planner Annie Doyle and Recording Secretary Sandi Whiteford were also present. Citizens present – Patricia A. Springer, Dave and Kathy Johnson, Nate Springer, Melanie Dart, David Howland, Dave and Karen Kittredge, Rod and Mary Lemmer, Patty Walton and Kevin G. Klevorn.

- 2) **Minutes:** Motion by Commissioner McGinn, supported by Commissioner Beishlag to approve the July 10, 2019 minutes as written. Motion carried.
- 3) **Agenda:** Motion by Commissioner Beishlag, supported by Commissioner McGinn, to approve the agenda as amended, adding item 3 agenda. Motion carried.
- 4) **Public Comment:** Kevin Klevorn stated he would not recommend the Short Term Rental Proposed Ordinance be adopted by the Township. Response time for quiet hours is directed at rentals and excludes general family gatherings with noise. There is no definition included in the definition of terms for disturbing the peace. Patty Walton suggested the Township look at a noise ordinance that includes everyone. Educate general population as to when is appropriate to call the Health Department and/or police. Take advantage of technology for contact. She would like to have 5 statistics regarding issues that have arisen. She suggested a summary sheet of guidelines. Mary Foucard expressed continuing concern over rentals burdening septic systems. David Howland stated he has had problems with the rental next door, late arrivals are not aware of rules. Pat Springer stated a septic system is going to fail whether renters or family is present, "If it is going to go it is going to go".
- 5) **Continuation of Board Discussion of Short Term Rental Proposed Ordinance from July 10, 2019 Meeting:** Application fee will be set by the Township Board of Trustees. Fees cannot be set higher than the cost of maintaining. Commission discussed Section 7b – number of occupants. The Commission decided on two (2) per bedroom plus two (2) minors seventeen (17) and under. Definition of minors to be added. Commission discussed Section 7g item 7. Quiet Hours. The Commission added the statement - noise must be commensurate with single family gathering noise. Everyone must adhere to Charlevoix County regulations. Delete with exception to State Fire Works Law. Commission discussed Section 8, Duty to Remedy Violations. Discussion was held as to how to document violations. Commission decided to add language to notify Township during regular business hours and to develop a violation form which includes date, time, and violation to be turned

in to the Zoning Administrator. Section 9f – Existing Contracts. Following discussion it was decided to leave time frame at sixty (60) days.

Motion by Commissioner Beishlag to send the Short Term Rental Proposed Ordinance with discussed changes to the County Planning Commission for comment. Motion supported by Commissioner McGinn. Motion approved. Planner Doyle will make discussed changes and send to the Charlevoix County Planning Commission.

Chairman Way made a motion to hold a public hearing at the next Planning Commission Meeting on September 11, 2019 to add Short Term Rental as a permitted use in the zoning districts that currently allow single family residential as a permitted use. Per Section 2.2 Table of Land Uses by Zoning District in the Eveline Township Zoning Ordinance. To hold a public hearing at the next Planning Commission Meeting on September 11, 2019 to add a definition of Short-Term Rental in Article 10 – Definitions of the Eveline Township Zoning Ordinance. Motion supported by Commissioner McGinn. Motion Approved.

- 6) **Discussion of Noxious Weeds Proposed Ordinance:** The Commission reviewed the presented ordinance. Modifications were determined. Planner Doyle will make the changes and bring to the September 11, 2019 Planning Commission regular meeting for further discussion.
- 7) **WGBP Application:** Planning Commission received a Waterfront Greenbelt Application. It was determined that the application is incomplete and will be returned to the applicant for completion.
- 8) **Other Board and Staff Issues:** Chairman Way presented an Application for Class A Nonconformity. The application has been reviewed by the Zoning administrator and meets standards. Motion was made by Commissioner Beishlag and supported by Commissioner McGinn to proceed with the process. Motion Approved.
- 6) **Adjournment:** Chairman Way declared the meeting adjourned at 8:26 p.m.

Respectfully Submitted

Sandi Whiteford
Recording Secretary