

**APPROVED**

**Eveline Township Planning Commission Meeting Minutes  
Regular Meeting  
Eveline Township Hall  
8525 Ferry Road  
August 4, 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, Lorraine Sims, Gary Albring and Prudence Kurtz. Recording Secretary Sandi Whiteford, Jennifer McKay from Tip of the Mitt Watershed Council, Cheryl Buitendorp, John Vron dran, Susan Vron dran and Tom Darnton from the Lake Charlevoix Association were also present.

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

- 3) Public Comment:** Jennifer McKay stated that the watershed council is opposed to any changes to width and depth of the current specified greenbelt. For ecological and consistency reasons area planning officials had agreed to a fifty (50) foot greenbelt in previous meetings with the Tip of the Mitt Watershed Council.

- 4) Minutes:** Motion by Commissioner Beishlag, supported by Commissioner Sims to approve the July 6, 2021, meeting minutes with a correction to Item 1 line 4, and July 7, 2021 minutes as written. Motion approved.

**5) Public Hearing: Rezone Lori Logue and Stephen Halleck**

- I. Chairman McGinn opened the hearing at 7:07 p.m.
- II. Introduction of Changes: Property owners stated that they would like to farm for private use. They would keep the property in its natural state. Leave the land as environmentally accommodating as possible. Planning for future, instead of 1 big structure attached to the house Farm Forest Zoning would give flexibility to build away from Lakeshore Road and preserve the natural beauty of the land. Zoning Administrator Deb Graber, stated that there is 50 feet of lake frontage, and property to the west is zoned Farm Forest.
- III. Public Comment: Stephanie Nelson stated she is curious as to personal use; people can change their mind. Linda Larson asked what is the plan? Stated plans can change. Frank Shaler stated he owns 40 acres next door. Owners stated they

plan to preserve land, keep it natural. Jennifer McKay stated consider requiring conservation easement to restrict future development. Jennifer McKay again suggested the conservation easement to permanently protect the property. The owners stated that the property is in a trust to pass onto family.

- IV. Close Public Comment: Chairman McGinn closed public comment at 7:29 p.m.
  - V. Planning Commission acknowledges correspondence: Correspondence received from Haggards, Tara and Ed Cunningham and Ronald McCollum, 1 in favor of the rezone 2 against.
  - VI. Public Hearing is closed: Chairman McGinn closed the public hearing at 7:30 p.m.
  - VII. Township Staff and/or Planner summarizes: Commissioner McGinn stated this is a request for a rezone from Single Family Residential to Farm Forest.
  - VIII. Commission publicly discusses and may ask questions of staff or audience: Commissioner Beishlag stated that the Planning Commission cannot make a condition of a conservation easement. Zoning Administrator Graber explained the drain fields from the homes on Lakeshore drive which are on the Logue/Halleck property. Commissioner Albring asked if presenting a site plan is required for rezoning. Commissioner Beishlag responded no.
  - IX. Planning Commission deliberates and may or may not reach a decision: Following board discussion of the different uses allowed between Single Family Residential and Farm Forest, as well as the history of the zoning of the property and surrounding properties, Commissioner Beishlag made a motion to approve the rezone request as presented. Motion was supported by Commissioner Albring. Motion approved.
- 6) Greenbelt:** Representatives from Drost Landscaping stated concerns on how to address the greenbelt and non-conforming lots. Jennifer McKay stated you cannot pick and choose. Tom Data stated that when the water levels came up the natural vegetation protected the shoreline. Commissioner Albring stated, what we have is special, we should not compromise for the sake of compromise. Commissioner Beishlag stated, one fits all, I have a problem with that. Commissioner Kurtz stated if we let one do a smaller greenbelt what about next person. Zoning Administrator suggested a letter go to all lakefront property owners, with information regarding the greenbelt. Commissioner McGinn suggested sending out a letter to other entities to see who might be interested in working together on a plan. Zoning Administrator Graber requested approval on 2 greenbelt plans. Commissioner Beishlag made a motion to approve the Telang plan based on the recommendation of the zoning administrator. Commissioner Albring supported the motion. Motion approved. Commissioner Beishlag made a motion to approved the Freeman plan. Motion supported by Commissioner Sims. Motion approved.
- 7) Public Comment:** None received.
- 8) Commissioner Comments:** Chairman McGinn spoke with Mr. Mueller, stating that the Planning Commission would schedule a meeting at least 21 days after they were

presented with complete materials to review. Also discussed setting a date for MTA training for the Planning Commission. Commissioner Beishlag shared information on escrow for cost covering. Zoning Administrator Graber presented an enforcement procedure. Commissioner McGinn recommend she get approval by the Board of Trustees.

**9) Adjournment:** Chairman McGinn adjourned the meeting at 9:56 p.m.

Respectfully submitted,

Sandi Whiteford  
Recording Secretary