

APPROVED

Eveline Township Planning Commission Meeting Minutes
Regular Meeting
March 13, 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.
- 2) **Roll Call:** Commissioners present were Eric Beishlag, Kelly McGinn and Prudence Kurtz
Absent and excused Denny Way and Lorraine Sims. Zoning Administrator Barry Wood and Recording Secretary Sandi Whiteford were also present.
- 3) **Public Comment:** Mrs. Passinault asked about publication of the ordinance adopted at the Township Board Meeting on March 12, 2019. It was explained that all ordinances are published in a local newspaper and on the Township website once adopted by the Township Board of Trustees. Public hearings for proposed ordinances are also published in both places as well as on the information board at the Township Hall at least 15 days prior to the scheduled meeting.
- 4) **Agenda:** Motion by Commissioner Kurtz, supported by Commissioner McGinn, to approve the agenda as presented. Motion carried.
- 5) **Minutes:** Motion by Commissioner Kurtz, supported by Commissioner McGinn to approve the February 13, 2019 minutes as written. Motion carried.
- 6) **Short Term Rental Ordinance:** Commissioners received an email from resident Vic Miller in support of the proposed Short Term Rental Ordinance. He included suggestions he feels the Commission should consider.
Commission reviewed the written information provided by Planner Doyle regarding the proposed short term rental ordinance. The total number of individuals allowed based on Health Department is two people per bedroom. The commission agreed that the term adult should be removed.
Discussion was held as to violations and review of violations should they occur.
Commissioner Beishlag stated that the Planning Commission could make a recommendation to the Township Board of Trustees for them to act on based on information contained in the latest Township Focus. The Commission would like this topic reviewed by the attorney.
The Commission reviewed Short Term Rental License Application. Zoning Administrator Wood expressed concern over inspection of rental unit. He stated that the ZA is not trespass immune. Commissioner Kurtz felt it was ok as long as the authorization to enter statement is included on the application. Commissioner Beishlag expressed that inspection may be beyond the scope of authority, the commission is asking for cooperation.

Violations were also discussed. Violations are complaint driven. The specified agent of the property should initially address the situation; it then becomes a police matter.

Application fees were discussed. The Township Board of Trustees must set fees.

Discussion as to a possible noise ordinance was held. Commissioners suggested that noise complaints are a police matter.

Commissioners agreed they would like Planner Doyle to make the discussed changes, research the stated concerns and follow up with a review of the ordinance by the attorney once they feel they have a final draft.

- 7) **Master Plan Update:** The Township Master Plan is due for the every five (5) year review. Considerations for the property across from the Township Hall and the Bracey Road Nature Area should be discussed.
- 8) **Ordinance on Nonconforming Splits:** Vice Chairman Beishlag discussed the need for nonconforming splits ordinance should be reviewed. Clarification is also needed regarding the Shoreline ordinance pertaining to small trees and brush.
- 9) **Public Comment:** Mr. & Mrs. Pasinault inquired as to Short Term Rental Violations that could occur, also when inspections of water and sewer systems occur. They inquired as to the cost of the Master Plan review and who helped create the original plan. Asked for clarification as to the location of the nature area that was referenced. Inquired as to when citizens can offer input.
- 10) **Other Items From Commissioners:** Discussion was held regarding information available with a membership to the Michigan Association of Planners (MAP). It was decided to acquire a membership, which includes 12 seats. Membership can include Planning Commission members, Zoning Administrator, Planner, ZBA and Township Clerk. Commissioner Kurtz made a motion to have the Township Clerk register a twelve (12) seat membership as discussed from the Planning budget. Motion supported by Commissioner McGinn. Motion passed.
- 11) **Correspondence:** None
- 12) **Adjournment:** Vice Chairman Beishlag declared the meeting adjourned at 8:30 p.m.

Respectfully Submitted

Sandi Whiteford
Recording Secretary