

APPROVED

Eveline Township Planning Commission Meeting Minutes
Regular Meeting
December 7, 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 Jim Slade, MaryAnn Slade, Ted Sherman, Kevin Whiteford, Susan Vron dran, Mark Hirn, and Diana Hirn.

- 2) **Agenda:** Commissioner Beishlag made a motion to accept the agenda as presented. Motion supported by Commissioner Sims. Motion carried.

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

- 4) **Minutes:** Motion by Commissioner Beishlag, supported by Commissioner Trute to approve the November 2, 2022 minutes as written.

- 5) **Schedule Public Hearing for Hirn Class A Nonconformity:** Zoning Administrator Graber gave a description of the Hirn property, a 14,000 square foot lot. Currently there is a nonconforming structure on the property that the Hirn's wish to add on to. Commissioner Beishlag inquired as to the addition conforming with setbacks and all other zoning. Mr. Hirn indicated that the addition would meet all zoning requirements. Mr. Beishlag indicated that the Zoning Administrator could check with Attorney Graham if she chooses, but no public hearing is needed if zoning is met.

- 6) **Burnette Foods:** Zoning Administrator Graber stated that she had received a call in October from Farm Manager, Kevin Whiteford inquiring about required paperwork to build additional labor housing. Ted Sherman asked if the Commission had any questions. Commissioner Trute asked if Burnette Foods is currently housing farm laborers. Ted Sherman responded that they are and explained that under some of the Federal Programs, they are required to provide housing. Mr. Sherman stated that there is a continued need for labor housing. Commissioner Beishlag referenced the opinion that was given by Attorney Graham stating the site plan review requirements, compliance with zoning, and Agricultural Uses, Bona Fide with stress on employment and use of labor. Deb Graber asked about the well and septic. Mr. Whiteford replied the septic for the new building would be added, they would use the existing well. Commissioner McGinn inquired if one drive would be used for all buildings. Mr. Whiteford stated that the circle drive would be used. Mr. Sherman stated that the northern part of the property has a drive that accesses the orchard. Planning Commission reviewed responses to part II of the application, letters A. through K.

Commission was informed that MDARD inspection of the housing facilities is conducted annually. Commissioners added stipulations L) No additional costs to be incurred by the Township, M) Two units currently on the property. Approval will allow a third unit for labor housing, N) It is a permitted farm use, therefore allowed, O) Building plans and all required permits and fees paid prior to construction. Commissioner Beishlag made a motion to approve the request and site plan for labor housing by Burnette Foods Inc. Motion supported by Commissioner Kurtz. Motion approved.

7) Public Hearing - Section 4.25 of the Eveline Township Zoning Amendment:

- I. Chairman McGinn opened the public hearing at 7:29 p.m.
- II. Introduction of changes were presented by Chairman McGinn. She stated that the proposed change is within Article 4, Section 4.25 Accessory Structures (amended March 27, 2018), Letter F, Dimensional Restrictions for Accessory Buildings table, Column designated Single Family Residential Zoning District. First item referenced Total Number of Accessory Buildings Permitted per Parcel to remove wording (plus 1 minor per D below). Second item referenced Maximum Permitted Size, Parcel size < 2 acres to increase Building Max from 900 sf to 1200 sf, eliminate reference to (b) and re-lettering remaining to (a) and (b).
- III. Public Comment received from Jim Slade stating support for the proposed amendment as 900 sf is hard to design. Mark Hirn stated he is a proponent for the change as a 30 x 40 is the most common size. Justin Roberts inquired as to how 900 sf came about.
- IV. Public Comment was closed by Chairman McGinn at 7:37 p.m.
- V. Received correspondence in support of the amendment from Dean Hendrickson and Jim Axelson.
- VI. Public Hearing closed by Chairman McGinn at 7:40 p.m.
- VII. Chairman McGinn stated that based on input there appears to support for the changes presented, including an increase in Maximum Permitted Size, Parcel size < 2 acres to increase Building Max from 900 sf to 1200 sf.
- VIII. Commissioner Beishlag responded to Justin Roberts question that it came from metal building/sheds. Commissioner Trute stated that the percentage of coverage still needs to be complied with.
- IX. Planning Commission discussion was followed by motion from Commissioner Beishlag to approve the amendment to Article 4, Section 4.25 Accessory Structures (amended March 27, 2018), Letter F, Dimensional Restrictions for Accessory Buildings table, Column designated Single Family Residential Zoning District. First item referenced Total Number of Accessory Buildings Permitted per Parcel to remove wording (plus 1 minor per D below). Second item referenced Maximum Permitted Size, Parcel size < 2 acres to increase Building Max from 900 sf to 1200 sf, eliminate reference to (b) and re-letter remaining to (a) and (b). Motion supported by Commissioner Sims. Motion approved.

The proposed amendment will be sent to the Charlevoix County Planning Department for review.

8) Public Comment: No public comment received.

9) Commissioner Comments: Commissioner McGinn stated that she would be absent from the January meeting. Short discussion was held regarding agenda items. Commissioner Beishlag made a motion to cancel the January Meeting. Motion supported by Commissioner Trute. Motion approved.

10) Adjournment: Chairman McGinn adjourned the meeting at 7:50 p.m.

Respectfully submitted,

Sandi Whiteford
Recording Secretary