

APPROVED
EVELINE TOWNSHIP BOARD OF TRUSTEES
REGULAR MEETING MINUTES
EVELINE TOWNSHIP HALL
8525 FERRY ROAD
EAST JORDAN, MI 49727
TUESDAY NOVEMBER 9, 2021
7:00 P.M.

1. **CALL TO ORDER:** The monthly meeting of the Township Board of Trustees was opened at 7:00 p.m. by Supervisor John Vrondran with the Pledge of Allegiance.

ATTENDING: Board members present – Supervisor John Vrondran, Trustees Janet Blossom and Eric Beishlag, Treasurer Ron Chapman and Clerk Sandi Whiteford. Webmaster Tom Repichowski, Zoning Administrator Deb Graber and Susan Vrondran.

2. **PUBLIC COMMENT:** No public comment received.
3. **AGENDA:** Mr. Chapman made a motion supported by Ms. Blossom to accept the agenda as presented. Motion Approved
4. **MINUTES:** Ms. Blossom made a motion to approve the October 12, 2021 meeting minutes as written. Supported by Mr. Chapman. Motion Approved.
5. **PAYMENT OF BILLS:** Ms. Blossom made a motion to approve payment of bills in the amount of \$144,925.73. Checks numbered 13901 through 13934, as well as EFT payment to the IRS. Motion supported by Mr. Beishlag.

Upon roll call vote the following voted:

Aye: Mr. Beishlag, Ms. Blossom, Mr. Vrondran, Mr. Chapman, Mrs. Whiteford

Nay: None

Motion Approved.

6. **TREASURER'S REPORT:** As of October 31, 2021, the General Fund balance, including Huntington Bank Money Market of \$13,033.93, Charles Schwab Treasury Account of \$4,665.41 and the General Fund Checking of \$1,455,834.66 is \$1,473,534.00. Road Fund \$610,067.95, Fire and Ambulance Fund \$186,105.34, Tax Account \$54,409.12 Accounts balance with Clerk, supported by the balance sheet. Mr. Chapman stated that the Boyne City Fire check, written in June 2021 was voided, accounting for part of the increase in the general fund. Awaiting a new billing based on territory adjustments.
7. **CORRESPONDENCE:** Received notice from DTE that the Township Hall could be connected to the new natural gas line. Following discussion, it was agreed that the

issue would be looked at again in the spring. Received a letter from Bruce and Leslie Lauer requesting assistance with acquiring a Short-Term Rental License as it has been denied based on the Health Department letter stating the wastewater system has inadequate vertical separation. Following discussion, the board directed Zoning Administrator Graber to contact the Health Department regarding the determination and to notify the Township when the system has been verified adequate.

8. **SPLIT COMMITTEE REPORT:** None requested or held. Four splits were presented to the county by landowners, the county notified the Zoning Administrator. Upon review, none of the splits were applied for at the Township level therefore the county will not register the land divisions.

9. **ZONING REPORT:** 8 zoning permits approved

40 Letters sent via Granicus Host Compliance regarding unlicensed short-term rentals being advertised.

Lauer, 11550 Evergreen Lane was denied. Drain field is inadequate per the health department for a 4-bedroom house. (They applied for 14 occupants.) Letter sent 9/2/21. Lauer hired an Attorney from Harbor Springs to help correct the issue with the property. Waiting for confirmation from the health department that the drain field is adequate.

Drain fields have failed:

- 1) 1877 Greenleaf, KOZAK - They plan to appeal to the Health Department. Kozak
- 2) 7645 Cedar Run, WOLFF - Currently, has a small camper draining sewage into a septic tank on the site along with a couple other small structures. Lakefront property.

Complaints:

- Complaint regarding land clearing on steep slopes Looze and Bracey roads. Waiting for response from EGLE - Scott Rasmusson. Soil Erosion does have concerns. Emailed Rasmusson for an update. No response as of 9/2/21. Emailed EGLE again and still no response.

- McPherson was sent a letter to clean up property on 21 Advance Road by October 1, 2021 - nuisance. They are slowly improving the situation. Met with her son and as long as it improves, we will work with him.

- Williams, 928 Advance Road, has a structure in the setback. It needs to be relocated and permitted. He called on 8/30 requesting more time. Extended to November 1 to have structure moved out of the setback. Loader issues, new location is prepped, gravel is down, should be moved soon. Working with him.

- Boettcher has a camper trailer parked on vacant land at 447 Advance Road. No zoning permit requested for building anything on site. Requested it be removed. John Vrondran received a call from the property owner. Emailed permit application. No response. I would like to proceed to have it removed via MCI. Please advise. (Also spoke to Ted Macksey {referenced in their email} he said the property owners have no drawn plans for a building.)

-McCollum filed a complaint regarding the 5256 Lakeshore, Pearson's shed and retaining wall built in the setback. Drainage off the hillside is an issue.

Granicus Update:

Responses from several short-term rental properties. Some state they will cease renting due to the high cost of a license. Peter Wendling drafted a document for the property owners to sign stating that they will not advertise or rent; if they do so we will enforce the ordinance. Following questions and discussion of the Short-Term Rental identification notice and the document for the property owners to sign stating that they will not advertise or rent, Motion was made by Mr. Chapman and supported by Ms. Blossom to authorize the Zoning Administrator to use both letters in support of the Short-Term Rental Ordinance. Motion approved.

- 10. ASSESSOR REPORT:** Up North Assessing recently purchased a mobile appraisal inspection application. Pivot Point. This allows us to cut down on shuffling papers in the field while doing property inspections. We will be more efficient in the future when conducting property inspections. This also helps on the management end of assigning appraisals and workflows.

<https://pivotpoint.us/mobile-appraisal/>

We have sent the values and updated information for balancing with the County. This information will be used to calculate the winter tax bills.

We continue to process paperwork for sales, exemptions, etc. on a daily basis.

We have no pending Tax Tribunal cases.

- 11. PLANNING COMMISSION REPORT:** Mr. Beishlag reported on the training session the entire Planning Commission completed. He stated that it was good to attend as a group, as discussion of the material can be very beneficial. He assisted the Zoning Administrator with a greenbelt review. Informed the board that the Planning Commission would be reviewing sections 2, 4 and 10 as an ongoing process at their regular meetings. They will designate a half hour of each meeting for review of the ordinances. Planning Commission will hold a public hearing at the December 8, 2021 regular meeting for the Elsa Schaller property application and site plan requesting a special use permit for an agricultural nursery business, property ID# 006-107-004-00.

- 12. LOGUE REZONE:** Mr. Beishlag explained the conditions on which the Planning Commission approved the rezone as well as the Charlevoix County Planning Commission response to the rezone. Following discussion, Mr. Chapman made a motion to approve the Logue and Halleck rezone as presented by the Eveline Township Planning Commission. Motion supported by Ms. Blossom. Motion approved.

- 13. FULSOME STREET RENAME:** Mrs. Whiteford presented the request of Charlevoix County Equalization to rename a one block section of Third Street to Fulsome Street as the properties along that section of street currently have Fulsome Street

addresses and the street sign also labels it as Fulsome Street. Mr. Chapman offered resolution number 11-09 of 2021, a resolution to rename the east/west section of Third Street in Ironton Michigan, Charlevoix County to Fulsome Street. Motion supported by Mrs. Whiteford. Motion approved unanimously.

- 14. STAR SCHOOL:** Mr. Chapman stated that an assessment of the building should be completed prior to any additional activity or repair being done. Mr. Beishlag stated that grants should be explored for repairs on the building. Following discussion, it was agreed that no further activity or repair would be done on the building until the building is inspected and grant opportunities can be explored.
- 15. PUBLIC COMMENT:** Marcia Passinault of 8576 Ferry Road stated that she feels that people will ignore the form letters and continue to do as they choose.
- 16. BOARD COMMENTS:** Tom Repichowski is resigning as Web Master as of December 31, 2021 after 19 years. Mrs. Whiteford thanked Tom for being extremely efficient and helpful in getting information on the website and available for public review. He has done a fantastic job and has been very flexible in completing all the requests for changes and postings. He will be greatly missed. Great job Tom!
Chris Nye has offered his services for updating the web site beginning January 1, 2022 if the board approves. Motion Made by Mr. Beishlag and supported by Ms. Blossom to hire Chris Nye for \$500.00 to update the website as needed.
Mrs. Whiteford also thanked Mr. Chapman and the election inspectors for a great job on November 2, 2021 election day. She stated that Mr. Chapman “voluntarily” accepted the responsibility of running the election without hesitation, he spent time with Mrs. Whiteford reviewing the processes and did a great job completing the process without issue. “Words cannot describe how grateful I am to Ron for taking on the responsibility on such short notice” stated Mrs. Whiteford.
- 17. ADJOURNMENT:** There being no further business before the board at 8:15 p.m. Mr. Chapman made a motion to adjourn, supported by Ms. Blossom. Motion approved.

Respectfully,

Sandi Whiteford, Clerk