

APPROVED

Eveline Township Planning Commission Meeting Minutes  
Regular Meeting  
August 3, 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 Mark Felton, Tom Wardlow, Alberto Della Torie, Anna McGlashen, Tom Darnton, Bill Hughes, Lori Hughes, Rex Winter, Janet Blossom and Lee Maynard.

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

- 3) **Minutes:** Motion by Commissioner Beishlag, supported by Commissioner Kurtz to approve the June 8, 2022 minutes with corrections.

- 4) **Public Comment:** Mark Felton inquired about ZBA guidelines.

5) **Lee Maynard – Land Information Access Association:**

Lee Maynard, presenting as a Community Planner involved in a partnership with LCA, and Tip of the Mitt. The purpose is dialog and discussion regarding lake preservation. A previous study was done in 2016. In 2016, TOMWC contracted the Land Information Access Association (LIAA) to facilitate “Enacting Shoreline Zoning Protections Around Lake Charlevoix”. The entire report as well as additional information about lake protection and updates throughout this process can be found online at [www.lakecharlevoixprotection.org](http://www.lakecharlevoixprotection.org). Since 2016 there have been significant changes, high water level, 2020 increased development, relocation, more year around vs summer visitors. They are having a dialog with all 10 jurisdictions surrounding Lake Charlevoix. LCA has contracted with TOMWC and LIAA to revisit the 2016 efforts and develop a shared vision for Lake Charlevoix. They will gather and takes notes and will host a zoom meeting after meeting with all townships. After second round with local governments, they will provide a report in regards to the shoreline. In 2019 - 2020 the area experienced record high water levels. Development and building needed to be relocated. Boulders, rip rap and seawalls were used to stabilize the shoreline. Bioengineering protects shoreline and prevents erosion and absorbs wave vs refraction. The purpose is to listen to everyone’s vision for the shoreline, they will go back and interpret what was said. They are looking for recommendations of the planning commissions that surround Lake

Charlevoix. They presented information as to where Eveline Township was in 2016, greenbelts were rated 0 to 7 low to high. Average around the lake 8% vs 21% in Eveline Township. Commissioner Beishlag stated that EGLE has made changes. The Ordinance needs to be tied to what needs to be done. We had Rod Courtright speak to the Planning Commission, they have a varying setbacks, we have the same setback for steep slope as we do for flat ground. We need to have flexibility. More variables are needed. Such as those in Hayes Township. Evangeline was used as the gold standard example at citizen planner course. Lee stated that variation is confusing for the land owner. Zoning Administrator Deb Graber stated that property needs to be in compliance prior to issuing permits. Eveline Township requires landowner to provide proof that septic supports the home. Rex Winter questioned which high water mark we have to conform to. Two years ago, the high-water mark was under water. Anna McGlashen stated that permits are based on EGLE high watermark. Question was asked in 1986 and 2019 what was the highwater mark difference. Lee Maynard stated none according to data. A strong factor is that the plantings need to be filled in in two years. Trees vs stumps, trees should be cut off at the stump. The key is chemicals, grass is not deep rooted. Commissioner Beishlag stated we will make changes to the ordinance, Chairman McGinn stated we want to do what works and is right. Lee Maynard stated Items can be added that apply now but did not apply before. EGLE has time lapse photos from lakes across the state, for future development not involving current situations. Lake Charlevoix is impacted disproportionately to other lakes in the area. Commissioner Beishlag stated we don't have a specific size for rocks used, there are ideas or ways of using rocks that allows for vegetation growth. Working with people is better than telling them that is the way it is. Education is supporting compliance. Lee stated there are different ways to go about getting compliance, different players from contractors to home owners. Cooperation between EGLE, Tip of the Mitt, LIAA, LCA and Townships, we do not want to see it stop with just suggestions. Deb Graber stated that impervious surface in Eveline Township is not to exceed 20%, Rod Courtright had stated that their ordinance is a percentage along the lake shore. Wave action coming off boats does not disturb natural shoreline; hard shoreline impacts natural shoreline.

Lee Maynard recapped comments including interest in education in recent changes in bio engineering, hardening of the shoreline, more sustainable plantings, gold standards to look for and learn from, getting cohesive lakeshore unity, not issuing permits unless property is in compliance, STR must get validation from Health Department that septic supports household. Education seems to equal greater compliance. They will hold an online meeting, hopefully in November after meeting with all Townships.

- 6) **Nuisance Ordinance:** Township Board member Ron Chapman provided printed information for review and consideration. Mr. Chapman would encourage the Planning Commission to consider enhancement to the ordinance regarding keeping weeds and grass mowed.
- 7) **Wardlow Landscape Plan Overview:** Tom Wardlow presented a greenbelt landscape plan containing a board walk which goes out through natural area. He explained that the home-owners association has a large 6 acre no development area. Northeast corner near the lake is also a no development area. He explained small areas away from the

greenbelt that will be plantings. He stated "We are very sensitive to greenbelt area". They would build a platform near the lake 16' x 19' with 4' walkway beside it. Treated lumber and Trex decking, with paver base that is impervious surface would be used. Deck would be in a relative clear area. They would be following the path of least resistance to get to the lake. Zoning Administrator Deb Graber stated that they may remove dead trees and brush but leave root systems to prevent erosion. There is 119' frontage. Mr. Wardlow stated they would be putting in trees along Sanderson Road. Cat mint daisy, hydrangeas will need protection. Will use native 5 on side that are disturbed by installation, no irrigation system. Drain stone along house, park mulch and perennials. Low maintenance. 4' boardwalk allowable. Deep rooted plantings.

Commissioner Beishlag made a motion to approve the greenbelt plan as presented, Commissioner Trute supported the motion. Motion approved.

- 8) Public Comment:** – John Vrondran stated that there are 4 wheelers making trails on the 8530 Ferry Road property.
- 9) Commissioner Comments:** Chairman McGinn stated that the FEMA Flood plain map has been changed. Commission Beishlag stated that the Planning Commission should consider recommending the Township Board of Trustees adopt the new maps to maintain eligibility of residents to obtain flood insurance. Commissioner Trute made a motion to support the FEMA Flood Map Change adoption by the Board of Trustees. Motion supported by Commissioner Beishlag. Motion approved.

Food truck clarification was provided by Attorney Wendling as follows, if a food truck is your caterer for private party, it would be considered as any other caterer. When individuals walk up to a food truck and purchase items, the food truck would be considered a business. He recommended reviewing the ordinances from East Bay, Cheboygan, Harbor springs.

Commissioner Beishlag shared an invitation to native plant sales at 303 North Street Boyne City, from 5p.m. to 7p.m August 11, 2022.

Mr. Beishlag provided a Sweetbrier donated property update.

- 10) Adjournment:** Chairman McGinn adjourned the meeting at 9:07p.m.

Respectfully submitted,

Sandi Whiteford  
Recording Secretary