

Approved

**Eveline Township Planning Commission Meeting Minutes
Regular Meeting
Eveline Township Hall
8525 Ferry Road
May 5, 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 was also present as well as several residents.

- 2) **Agenda:** Motion by Commissioner Beishlag, supported by Commissioner Albring, to approve the agenda as presented. Motion carried.
- 3) **Minutes:** Motion by Commissioner Beishlag, supported by Commissioner Kurtz to approve the April 7, 2021 minutes as written. Motion approved.
- 4) **Public Comment:** Susan Osbourne expressed desire for change to the Short-Term Rental Ordinance for campers.
Ron Chapman, Interim Zoning Administrator, stated a resident inquired as to campers being qualified under Short-Term Rental Ordinance, he suggested to the resident that he attend a Planning Commission meeting to request a change to the ordinance.
Terry Passinault expressed his belief that 8530 Ferry Road property is too small for a cemetery, it's on the main road and runoff concern. Stated "I think it's wrong".

5) **Public Hearing Short-Term Rental Ordinance:**

- I. **Open Public Hearing:** The public hearing was opened by Chairman McGinn at 7:09 p.m.
- II. **Ordinance changes were explained.**
- III. **Public Comment:** Kevin Klevorn stated he was glad noise issues are being addresses. Expressed concern with having paid \$500.00 for a three-year license and it being changed to a one-year license and spending dollars on software. Expressed concern over there being no Bed and Breakfast Ordinance. Expressed concern having to supply each renter a copy of Public Act 256 of 2011 – Fireworks Law, no commercial dumpsters but requiring a 90-gallon waste receptacle. He stated noise was addressed in 8E, 9G and 9E are repetitive.

Patty Walton inquired as to maximum occupancy being stated as 2 person per bedroom plus 3 minors, is that 3 minors per bedroom, subject to misinterpretation. Expressed concern regarding #6 no more than ___ vehicles, inquired as to the number of vehicles. Expressed concern of the requirement of a 90-gallon trash container for every 4 occupants. Art and Jane Halloran inquired as to the one rental in a seven-day period. Patty Walton asked if it were a rolling week. Kevin Klevorn commented on the ability to park and rent a trailer.

- IV. Close Public Comment:** Chairman McGinn closed the public comment at 7:26 p.m.
- V. Correspondence:** No correspondence received.
- VI. Close Public Hearing:** Chairman McGinn closed the public hearing at 7:27 p.m.
- VII. Township Staff and/or Planner Summarizes:** Chairman McGinn thanked everyone for their input. The commission would consider their concerns.
- VIII. Commission Publicly Discusses and May Ask Questions of Staff or Audience:** Bed and Breakfast are addressed under special use. Discussed that the Township cannot regulate parking, the Annual Fee will be set by the Board of Trustees, it is possible the original licenses will be grandfathered in. Software was reviewed by the Planning Commission and the Board of Trustees. It was agreed that the software could be of considerable assistance for Short-Term Rental management. Discussed refining definition of dumpster/ tote. Planner John Iacoangeli recommended no action be taken, giving an opportunity to discuss comments with the Attorney.
- IX. Planning Commission Deliberation:** Commissioner Beishlag made a motion to send the Short-Term Rental Ordinance back to the planner for modification. Commissioner Kurtz supported the motion. Motion approved.

6) Public Hearing Master Plan:

- I. Open Public Hearing:** The public hearing was opened by Chairman McGinn at 7:39 p.m.
- II. Introduction to Changes:** The Master Plan has been available for 63 days for public review. Data has been updated to reflect newer information.
- III. Public Comment:** Marcia Passinault – Page 27 map #3 environmentally Sensitive Areas – will the final map include steep slope identification? Page 31 – Questioned the statement - Public Space is Underused. Page 50 – Questioned 2nd paragraph – widen street for on street parallel parking. Page 54 – Last paragraph refers to a map #7 on page 35 – there is no map, asked where are high elevations. Page 59 – Mission Statement result from 106 respondents – how can that be based on a percentage? Mission Statement is excellent. Page 63 table –

questioned the action items. Page 62 Village area of Advance and Ironton. Asked where village boundaries begin and end? Page 65 – Do away with mixed use and public hearings under PUD? Page 66 – inquired as to PUD – Planned Unit Development. Does not want a small few to determine what is done in the Township. John Iacoangeli, Planner – State has recommended use permitted by right, encourage creative and innovative development.

- IV. **Close Public Comment:** Chairman McGinn closed public comment at 7:55 p.m.
- V. **Planning Commission Acknowledged Correspondence:** Acknowledge comments from Charlevoix County Planning.
- VI. **Public Hearing Closed:** Chairman McGinn closed the public hearing at 7:56 p.m.
- VII. **Township Staff and/or Planner Summarize:** Commissioners Beishlag and Kurtz provided information on the development of the Master Plan.
- VIII. **Commission Publicly Discuss and May Ask Questions of Staff or Audience:** Commissioner Kurtz stated that the Commission requested the change of working to may or could. Planner John Iacoangeli recommended no action be taken, giving an opportunity to discuss comments at a possible work session.
- IX. **Planning Commission Deliberates and May or May Not Reach a Decision:** Commissioner Kurtz made a motion to setup a work session to review comments. Motion supported by Commissioner Beishlag. Motion approved. Chairman McGinn will coordinate a date for a work session to discuss comments on the Short-Term Rental Ordinance and The Master Plan.

7) **Campground Ordinance:** Commissioner Beishlag stated the Campground Ordinance sets guidelines for campgrounds. Further review of Attorney Comments needed. Commissioner Kurtz stated a public hearing would need to be set.

8) **Public Comment:** Patty Walton asked that Mr. Walton's name be removed from cemetery grounds caretaker on the website. Tim Terrell of Bonners Lane stated that maximum permitted size of a pole building for a one-acre parcel is 900 square feet and for a two-acre parcel it is 1200 square feet. He is requesting an ordinance change. Planner John Iacoangeli stated multiple property owners are asking for a review. He cautioned planning regarding changes. Property owners may request a hearing before the ZBA. An important consideration is the property owner creating their own hardship. Planner John Iacoangeli introduced Planner Jake Myers who will also be working with the Township. Jake has experience as a planner and a zoning administrator. His experience will be beneficial to the Planning Commissions ordinance reviews.

- 9) Commissioner Comments: Commissioner Beishlag introduced Deborah Graber, applicant for the Zoning Administrator position. Deborah stated her interest, experience and qualifications for the position. She stated the Master Plan is a guide for Township zoning and ordinance changes should be supported by the Master Plan. Commissioner Albring stated that it would be good to have the Zoning Administrator available on some Saturdays as summer is busy. Good to be flexible. Commissioner Beishlag made a motion to recommend to the Board of Trustees to hire Deborah Graber as Zoning Administrator. Motion supported by Commissioner Kurtz. Motion Approved.

Respectfully submitted,

Sandi Whiteford
Recording Secretary