

APPROVED

Eveline Township Planning Commission Meeting Minutes
Regular Meeting
Eveline Township Hall
8525 Ferry Road
November 3, 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 and Zoning Administrator Deb Graber were also present. Others present were John Vrondran, Susan Vrondran, Marcia Passinault and Terry Passinault

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

- 3) **Public Comment:** None received.

- 4) **Minutes:** Motion by Commissioner Albring, supported by Commissioner Kurtz to approve the October 26, 2021, special meeting minutes as written. Motion approved. Motion by Commissioner Beishlag, supported by Commissioner Sims to approve the October 6, 2021, regular meeting minutes as written. Motion approved.

- 5) **Logue and Halleck Charlevoix County Planning Commission Review:** Discussion was held regarding the Charlevoix County Planning Commission recommendation for denial of the proposed rezoning "because it does not comply with the Eveline Township Master Plan". Commissioners discussed specific comments made in the information provided by the county such as Nancy Ferguson stating a rezoning to Farm Forest would not be appropriate for the two small areas of this parcel that front on Lake Charlevoix. Commissioner Beishlag stated that the waterfront property referred to has a separate tax id and is not included in the rezone. The comment that living quarters would be apart of the bath house. The Commissioners stated that no living quarters will be a part of the bath house and via the opinion of the Township Attorney Graham, the bath house must be allowed. Another statement regarding setbacks, again this rezone does not pertain to the lake front property. Commissioner McGinn stated that she disagrees with several statements in the county reply. Commissioner Beishlag stated that the commission should stand with the rezone due to inaccurate information discussed at the county meeting. The commission upheld their decision to allow the rezone and put limited consideration on the Charlevoix County Planning Commission response due to inaccurate information discussed at the county meeting. The Eveline Township Planning

Commissioners discussed Kirsten Starks comment regarding review of the future land map and agreed that even though it is just a suggested guideline that in fact it should be reviewed as well as some other points of concern that have come to light. Discussion of the points of review followed regarding Articles two (2) and four (4) of the zoning ordinances as well as Article 10 definitions that may need clarification. The commissioners agreed that they will each write down items of concern and discuss them at the December 8, 2021 meeting. Chairman McGinn will then present the concerns to the Planner for preparation in ongoing discussions.

- 6) **Rice Greenbelt Application:** Following discussion of the presented greenbelt application Commissioner Beishlag will visit the property on Friday with Zoning Administrator Deb Graber. Discussion followed regarding a joint meeting with Tip of the Mitt Watershed Council, Biologist Aaron from Drost Landscaping and the Planning Commission to discuss the greenbelt ordinance. Commissioner Albring stated that Eveline Township has 42 miles of the Lakeshore in Charlevoix County which is more than any other entity and the Township should take a lead role in protecting the water.
- 7) **Zoning Administrator:** Issued 8 permits, sent 40 Short Term Rental Letters, denied 1 Short Term Rental. There are two (2) failed septic systems in the Township. Working with ongoing complaints. Presented information on the Elsa Schaller property application and site plan for a special use permit for agricultural nursery business, property ID# 006-107-004-00. Commissioners set a public hearing for December 8, 2021 regular meeting.
- 8) **Public Comment:** Marcia Passinault directed questions to Zoning Administrator Graber. Asked if the State regulations require a certain number of acres be saved for farming. Zoning Administrator Graber responded not that she is aware of. Asked if septic field issues are turned over to the Health Department. Zoning Administrator Graber responded yes. Asked if Drost hydroseed is a proven method and meets State regulations. Zoning Administrator Graber responded that Drost is just beginning to prepare a seed mix for hydroseeding, unaware of it being used yet. Asked if the rocks along Lakeshore Road are paid for by the home owner and regulated by the Township. Zoning Administrator Graber responded that the lakeshore remediation is permitted by EGLE not the Township. If rezone from Farm Forest to residential permits a sub division. Zoning Administrator Graber responded that any subdivision requires review and approval from the Planning Commission.
- 9) **Commissioner Comments:** No additional comments presented.
- 9) **Adjournment:** Chairman McGinn adjourned the meeting at 8:40 p.m.

Respectfully submitted,

Sandi Whiteford

Recording Secretary