

APPROVED

Eveline Township Planning Commission Meeting Minutes  
Regular Meeting  
February 2, 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 Vice-Chairman Eric Beishlag.

Commissioners present: Eric Beishlag, Gary Albring, and Lorraine Sims. Absent and excused, Kelly McGinn, Prudence Kurtz observing via telephone. Recording Secretary Sandi Whiteford, Zoning Administrator Deb Graber, Nancy Ferguson, Janet Blossom, Marcia and Terry Passinault were also present.

- 2) **Agenda:** Motion by Commissioner Albring, supported by Commissioner Sims, to approve the agenda as presented. Motion carried.
- 3) **Minutes:** Motion by Commissioner Sims, supported by Commissioner Albring to approve the January 5, 2022 minutes as written. Motion approved.
- 4) **Public Comment:** Nancy Ferguson inquired as to the Eveline Planning Commission review of the Charlevoix County Planning Commission response to the amendment to the table of land uses, section 2.2. Commissioner Beishlag responded that the version the attorney presented was adopted.
- 5) **Waterfront Greenbelt:** Commissioner Beishlag stated that the Planning Commission should listen to all sides concerning compliance with the greenbelt ordinance. Suggested that the commission set a meeting to invite organizations, contractors, entities and residents to openly discuss compliance and regulations of the Greenbelt Ordinance. Zoning Administrator Graber stated that enforcement would bring compliance. Commissioner Albring gave an example of a lawsuit brought by Lake Charlevoix Association. Commissioner Albring stated he did not want to bargain over policy. Commissioner Beishlag stated the Township should not continue to enforce if it is a bad policy. Commissioner Albring stated that the property owner and contractor know that they are not in compliance. When asked by the Zoning Administrator for her input, Commissioner Sims stated that the Township needs to protect the lake not just the lakefront for the general population. Commissioner Beishlag stated that inviting groups such as Tip of the Mitt, MSU extension, Contractors, Township Residents, Health Department, Lake Charlevoix Association and other agencies that would have information pertaining to the greenbelt for the April meeting should be discussed further at the March Planning meeting.
- 6) **Zoning Ordinance Review:** Commission discussed the Zoning Administrators proposed changes to Article 2 of the zoning ordinance, to include heliport with private airstrip. Also discussed Article 4.4 suggestion, whether or not a dwelling should be habitable

with working septic and well. 4.6 greenbelt, 4.20 use of recreation Vehicles, 4.25 accessory structure restrictions, Commissioners agreed it is better to have items stored inside. Also discussed changing MDEQ to EGLE, as it is now named, and Corp of Engineers to Army Corp of Engineers throughout the ordinances. No action was taken.

**7) Zoning Administrator:** Greenbelt permit request on M66; Way property - also plans to build house & garage no drawings received. Lot is 82 feet wide. Recently staked the 50' setback and is not consistent with the shoreline. Lots of fill has been brought in on the site. Landscape Logic claims the fill was there when the current owner purchased the property. No approvals yet. No soil erosion permit provided. Greenbelt permit to be discussed by Drost on Ross Lane -- currently a non-compliant chain link fence is in the greenbelt. Drost does not want to disturb the fence. Property owner is aware of the issue in the greenbelt. Rice Greenbelt Application on hold until he provides approval from EGLE and Soil Erosion. Lots of wetlands on the property. 400 ft of shoreline. Split committee meeting on Wednesday, February 2 at 4 p.m. regarding the Milnes property. Axelson split has been placed on hold. Does not want to provide a performance bond at this time. Fee has been received. Several pending STR's. Most have not provided septic information. 33 licenses have been issued as of 1/31/2022. No zoning permits issued during January, 2022.

**8) Public Comment:** Marsha Passinault asked how the waterfront greenbelt was derived. Commission Beishlag responded the suggestions were received from agencies with information on the subject. Nancy Ferguson stated that Eveline Township Greenbelt ordinance is the gold standard in the area, she also stated that is a good idea to bring together others for discussion regarding the greenbelt.

**9) Commissioner Comments:** Commissioner Albring stated that he participated in a webinar presented by EGLE on shoreline control options for inland lakes. Commissioner Beishlag stated that Lake Charlevoix and the South Arm are not considered inland lakes, additional information should be acquired from EGLE on non-inland lakes. Commissioner Albring also asked about the Vice Chairman position and elections. He presented to members a paper requesting input and stated he is working on assembling a guide for incoming Township Planning Commissioners. Commissioner Kurtz stated that there are two upcoming webinars from MAPS that may be of interest to Commissioners on March 2, 2022 and March 10, 2022. Commissioner Beishlag provided handouts from the Township Guide to Planning and Zoning on proper communication paths, rules and regulations guiding discussion, communication and contact outside of an open meeting regarding Township issues and planning commission's decisions.

**10) Adjournment:** Commissioner Beishlag adjourned the meeting at 9:02 pm.

Respectfully submitted,

Sandi Whiteford  
Recording Secretary