

APPROVED

Eveline Township Planning Commission Meeting Minutes  
Regular Meeting  
June 8, 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 Joel VanRoekel, Art Currey, Tad R., Dan Mishler, Tome & Colette, Susan Vrondran, Janet Blossom and John Vrondran.

- 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 Sims to approve the May 4, 2022 minutes as written. Commissioner Trute abstained as he was not present at the meeting. Motion approved.

- 4) Public Comment:** No public comment was received.

- 5) Greenbelt Ordinance Discussion:** Rod Courtright, an expert in waterfront preservation addressed the Planning Commission regarding his experience with MSU Extension Service and an ordinance currently used in Evangeline Township. The ordinance was revised in 2008 to include 5 waterfront districts, 1 on Walloon Lake and 4 for Lake Charlevoix. A property owner must establish an approved greenbelt plan prior to changes on the property. The greenbelt required may be 15 feet to 50 feet from the highwater mark, depending on the slope of the property, 15% impervious surface is allowed. All development site plans go before the Planning Commission, which shall include type of plantings, how deep coverage, lawn only behind the greenbelt etc. The owner is responsible not the contractor. Enforcement of a site plan by the Zoning Administrator, if no site plan the Zoning Administrator issues a stop order, if continued non compliance it is forwarded to the Township Attorney for legal action. Mr. Courtright stated that Evangeline Township has 95 lakefront properties on Lake Charlevoix, 20 to 25 of those are in compliance. Waterfront plan is a condition of re-development as well as new development. Property owner is required to work with the Zoning Administrator to be sure plan is ready prior to presentation to Planning Commission. They do not allow seawalls. If permitted by EGLE there is no argument.

- 6) Public Comment:** No additional public comment received.

- 7) Commissioner Comments:** Chairman McGinn received a voicemail regarding shoreline protection discussion, Tip of the Mitt and Lake Charlevoix Association representatives would like to meet with the Planning Commission at there regular meeting in July or August. Commissioner Beishlag made a motion, supported by Commissioner Kurtz to

schedule the waterfront preservation discussion. Motion approved. Chairman McGinn will contact them and schedule the meeting. Commissioner Beishlag stated that Lake Charlevoix Day is June 13, 2022 at the Charlevoix District Library and that the Township is awaiting approval for an additional no wake zone buoy for Lake Charlevoix. Commissioner Kurtz attended MTA conference in Gaylord entitled Hot Topics in Planning and Zoning.

**8) Adjournment:** Commissioner McGinn adjourned the meeting at 8:12 pm.

Respectfully submitted,

Sandi Whiteford  
Recording Secretary