

APPROVED

Eveline Township Planning Commission Meeting Minutes
Regular Meeting
July 15, 2020
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 Denny Way at the Eveline Township Hall.

Commissioners present were Denny Way, Eric Beishlag, Prudence Kurtz, Lorraine Sims and Kelly McGinn. Recording Secretary Sandi Whiteford was also present.

Others in attendance: Gary Albring, Tamara and Tony Coppa, Sam and Cheryl Buitendorp, Dave and Karen Kittredge, David Neuchterlein, Paul and Paulette Regula, Joe and Clare Welch and Amie and Daniel Stern.

- 2) Minutes:** Motion by Commissioner Beishlag, supported by Commissioner McGinn to approve the June 10, 2020 minutes as written. Motion carried.
- 3) Agenda:** Motion by Commissioner Beishlag, supported by Commissioner Kurtz, to approve the agenda as with the addition of Chairman Remarks as item 4. Motion carried.
- 4) Chairman Remarks:** Chairman Way remarked that when the Planning Commission started work on the Short-Term Rental Ordinance, they were aware it would be an evolving process. Having an ordinance would give the Township some control in lieu of no control. Enforcement is complaint driven. He also informed the attendees that the Township has hired a new Planning Company to assist with review of the Master Plan and Recreation Plan as well as some assistance with ordinances. The Planning Commission is aware the residents have concerns and will listen to comments and attempt to remedy the situations. If you have a public comment, please state your name. Public Comment section is not a question and answer session.
- 5) Public Comment:** No public comment received.
- 6) Public Hearing To Consider Application For Class A Nonconformity - Coppa**
- A. Open Hearing - The Public Hearing was opened by Chairman Way at 7:07 p.m.
 - B. Public Comments - Mr. Coppa presented the situation with the cottage and the need to rebuild on the same foot print.
 - C. Correspondence - None was received
 - D. Close Public Hearing - Chairman Way closed the public hearing at 7:15 p.m.
- 7) Board Discussion To Consider Application For Class A Nonconformity -** The commission members asked Mr. Coppa questions regarding the planned building. Mr. Coppa responded that the building would be squared up. Commissioner Beishlag explained that a rezone from B to A would allow the owner the opportunity to rebuild/repair the existing structures. The Zoning Administrator stated the permit requested would abide by setbacks

and other regulations. Following discussion Commissioner Beishlag made a motion to approve the request to rezone the parcel to Class A Nonconformity. Motion supported by Commissioner Kurtz. Motion approved.

8) Public Hearing To Consider Application For Rezone R1 to Farm Forest - Welch

- A. Open Hearing - The Public Hearing was opened by Chairman Way at 7:16 p.m.
- B. Public Comments – There was no public comment
- C. Correspondence - Received letter of support from Mr. Haggard and letter from Paula Klose expressing concerns.
- D. Close Public Hearing - Chairman Way closed the public hearing at 7:20 p.m.

9) Board Discussion To Consider Application For Rezone R1 to Farm Forest - Commissioner Beishlag explained that a previous commission rezoned all properties in the area of this request to R1 without proper notice or consideration for property size and conditions. He explained down zoning. Zoning Administrator McDonald presented zoning information. Commissioner Beishlag made a motion to approve the request for rezone to Farm Forest. Commissioner McGinn supported the motion. Motion Approved.

10) Public Hearing To Consider Application For Rezone R1 to Farm Forest - Hogan

- A. Open Hearing - The Public Hearing was opened by Chairman Way at 7:29 p.m.
- B. Public Comments - No public comment received.
- C. Correspondence - Received letter of support from Mr. Haggard.
- D. Close Public Hearing - Chairman Way closed the public hearing at 7:30 p.m.

11) Board Discussion To Consider Application For Rezone R1 to Farm Forest -

Commissioner Beishlag stated that for the same reasons previously discussed the application for rezone should be approved. Commissioner McGinn made a motion to approve the rezone/down zone request to Farm Forest. Motion supported by Commissioner Kurtz. Motion approved.

12) Public Hearing To Consider Application For Rezone R1 to Rural Residential - Vansolkema

- A. Open Hearing - The Public Hearing was opened by Chairman Way at 7:31 p.m.
- B. Public Comments - No public comment received.
- C. Correspondence - Received letter of support from Mr. Haggard.
- D. Close Public Hearing - Chairman Way closed the public hearing at 7:32 p.m.

13) Board Discussion To Consider Application For Rezone From R1 to Rural Residential -

Following discussion of the property size and conditions Commissioner Kurtz made a motion to approve the rezone/downzone from R1 to RR. Motions supported by Commissioner McGinn. Motion approved.

14) Public Hearing To Consider Application For Rezone R1 to Rural Residential - Jamnick

- A. Open Hearing - The Public Hearing was opened by Chairman Way at 7:34 p.m.
- B. Public Comments - No public comment received.
- C. Correspondence - Received letter of support from Mr. Haggard.
- D. Close Public Hearing - Chairman Way closed the public hearing at 7:35 p.m.

15) Board Discussion To Consider Application For Rezone R1 to Rural Residential -

Following discussion of the property size and conditions Commissioner McGinn made a motion to approve the rezone/downzone from R1 to RR. Motion supported by Commissioner Kurtz. Motion approved

16) Other Board And Staff Issues - Public input session will be held either August 18, 2020 or August 19, 2020. Surveys are beginning to come in.

17) Public Comment - Terry Passinault stated he feels using the property across from the Township Hall is wrong.

Daniel Stern commended the commission on the survey and community input. He expressed concern over activities occurring at Short-Term Rentals on Ferry Road and on Ross Lane. He feels calling owner is not working.

Karen Kittredge stated she called the owner of the same properties that Mr. Stern referred to and it did not turn out well. She feels the owner is ignoring the rules.

Paula Regula expressed concern regarding the same property and issues on the beach with a cabana as well as boat docks and moorings.

18) Adjournment - Chairman Way adjourned the meeting at 7:46 p.m.

Respectfully Submitted

Sandi Whiteford
Recording Secretary