

APPROVED  
Eveline Township Planning Commission Meeting Minutes  
Regular Meeting  
November 8, 2023  
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, Lorraine Sims and Prudence Kurtz.  
Also present: Recording Secretary Sandi Whiteford and Zoning Administrator Will Trute.  
Others attending Kristin Frazho, Nancy Ferguson, Susan Parks, Daniel R, Ellis McQuillan, Aaron Senchuk, Jale V, Art Halloran, Jane Halloran, Carroll LaCroix, Laura Blumberg, Valerie Lewis, Joel LaFontain, Tad Richards, Joan Wallace, Janet Blossom and Rob Reynolds.

- 2) Agenda:** Commissioner Beishlag made a motion to accept the agenda as presented. Motion supported by Commissioner Sims. Motion carried.
- 3) Minutes September 6, 2023:** Commissioner Kurtz made a motion to approve the minutes as written. Commissioner Beishlag supported the motion. Motion approved.
- 4) Brian Bobb Greenbelt Review:** Zoning Administrator Trute stated that the property requires Planning Commission approval as it is 100' frontage. Non-conforming structures have been removed. A remediation plan has been provided. Aaron of Drost Landscape reviewed the presented plan. Following discussion, Commissioner Beishlag made a motion to approve the Brian Bobb Greenbelt plan with the stipulation that Drost Landscape and Zoning Administrator Trute monitor erosion on the site. Motion supported by Commissioner Kurtz. Motion approved.
- 5) Hungry Ducks:** Kristin Frazho presented the mission, vision and amenities of Hungry Duck Adventure Farm. She also requested changes they would like to implement for the 2024 season, such as a food truck, included being open on Tuesdays until 8:00 p.m. and vending machines. She stated that they would like to do different things each year for visitors to enjoy, all would be non-mechanical. Following discussion Commissioner Beishlag made a motion to open the April 3, 2024 meeting on site at the Hungry Ducks Adventure Farm at 5:00 p.m. to review the site, reconvening the meeting at the Eveline Township Hall. Motion supported by Commissioner Kurtz. Motion approved.
- 6) Public Comment:** Bob Leddy suggested reviewing policies and procedures regarding village mixed use and village commercial property development. Stated the intent is to avoid misunderstandings. Mr. Leddy would like Township legal counsel to review and put in writing the policies and procedures of the Planning Commission. He also would like to have meetings available via zoom as the association is made up of "many snowbirds or weekenders". He would like the Planning Commission to recommend to the Board of

Trustees approval of zoom meetings. He also would like an exact geographic map of the mixed-use zoning in Advance and Ironton. He would also like to be part of an advisory committee. Rob Reynolds stated that he would like the agenda to come out earlier, two weeks ahead of the meeting so residents could decide if they would like to attend based on agenda items.

- 7) Commissioner Comments:** - Chairman McGinn stated that the ordinances have been reviewed by planners and legal counsel before adopted. Commissioner Kurtz stated that the policies and procedures are in the ordinance, the Commission follows the procedure as is spelled out in the ordinance. Commissioner Beishlag stated that since the developers came to the meeting to introduce themselves the Planning Commission has not heard from them. It was suggested to the developers that they present at Planning Commission Meetings when they have site plans prepared. Chairman McGinn stated that agenda items are added as presented and the agenda posted as it is completed. Commissioner Beishlag suggested that the Zoning Administrator and Planning Chairman contact the planner to begin a review of the ordinance as it pertains to Short-Term Rentals in village mixed use and village commercial zones. Questions were asked regarding the future land use map. Chairman McGinn explained that the maps are potential or possibilities not absolute. Commissioner Beishlag stated that project approvals or denials do not move quickly. Much thought and input are sought before decisions are made.
- 8) Adjournment:** At 8:14 p.m. Commissioner Beishlag made a motion to adjourn. Motion support by Commissioner Sims. Motion Approved.

Respectfully submitted,

Sandi Whiteford  
Recording Secretary