

APPROVED  
Eveline Township Planning Commission Meeting Minutes  
Special Meeting  
March 13, 2024  
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 present, Attorney Bryan Graham, Janet Blossom, Joel La Fontaine, Gary Forbrig, Nancy Ferguson, Attorney Daniel Barron, Aaron Nordman, and other residents.

- 2) Agenda:** Commissioner Beishlag made a motion to accept the agenda as presented. Motion supported by Commissioner Kurtz. Motion carried.
- 3) Minutes – January 3, 2024:** Commissioner Kurtz made a motion to approve the January 3, 2024 minutes as written. Motion supported by Commissioner Beishlag. Motion approved.
- 4) Presentation by Applicant for Rezone:** Dan Barron, SDP Holdings, LLC authorized agent presented the application information to rezone parcel ID 15-006-107-004-00 from Farm Forest to Mobile Home Park (MHP). Aaron Nordman, project engineer stated the parcel is 26 acres. Commissioner Beishlag made a motion to schedule a public hearing for Wednesday, May 8, 2024 at 7:00 p.m. Motion supported by Commissioner McGinn. Upon roll call vote, Commissioner Kurtz voted Aye, Commissioner Beishlag voted Aye, Commissioner McGinn voted Aye, Commissioner Wells voted Aye, Commissioner Sims Voted Aye. Motion unanimously approved. Following discussion, Commissioner Beishlag made a motion to amend the agenda with item 4.a for public question and comment regarding the rezone only. Motion supported by Commissioner Wells. Motion approved.

**4.a) Public Comment related to rezone:** Nancy Ferguson commented that a special use – tree nursery had previously been allowed for the property. She would like a copy of the zoning application. Asked about plans for water and waste water. Inquired as to paperwork with the City of Charlevoix stating their willingness to provide service, expressing concern for private wells. She inquired as to wetland delineations and how many units. Representative of SDP Holdings stated that they had not reached that point. Gary Forbrig inquired as to conceptual drawings. SDP Holdings, LLC representative stated they have not started the planning phase. Attorney Barron stated that the Eveline Township Master Plan includes a MHP Zone but no land is assigned.

- 5) **Closed Session:** Commissioner Beishlag made a motion to move to closed session to discuss memo received from Attorney Graham. Upon roll call vote, Commissioner Kurtz voted Aye, Commissioner Beishlag voted Aye, Commissioner McGinn voted Aye, Commissioner Wells voted Aye, Commissioner Sims Voted Aye. Motion unanimously approved. The Planning Commission moved to the office at 7:25 p.m. for the closed session. Special meeting re-opened at 8:06 p.m.
- 6) **Hungry Ducks:** Hungry Ducks, Kristin Frazho, stated the time requested for the Business After Hours would be contained in the Museum and Pavilion. The chef from castle farms would prepare the food. It would be a one time only on May 15, 2024 and then would open to the public on May 17, 2024. Commissioner Beishlag asked “one time only” Kristin responded yes. Following discussion, the Commissioners agreed they would open the April 3, 2024 meeting at Hungry Ducks at 5:00 p.m. as originally planned.
- 7) **Waterfront Greenbelt Review – Tiplick Property:** Zoning Administrator Trute explained that a stop work order had been issued for the property as violations occurred in the greenbelt. Landscape Logic presented to the Zoning Administrator remediation plans for the property which include view corridors and native plantings. The Zoning Administrator express privacy concerns for the neighbors. Justin Roberts stated 8 to9 inch trees would limit privacy concerns. Commissioner Kurtz made a motion to approved the presented plan with the stipulation that the zoning Administrator be notified when work begins. Motion supported by Commissioner Beishlag. Motion approved.
- 8) **Public Comment:** Nancy Ferguson expressed concern for notices not being able to be posted on the west side as the notice board no longer exists. She would like to see a new board erected for notices. Resident asked if fees can be waived for a rezone. Fees may be waived by the Planning Commission based on circumstances.
- 9) **Commissioner Comments:** Commissioner Kurtz expressed concern about a neighbor living in a pole barn. Zoning Administrator will check into the situation.
- 10) **Adjournment:** At 8:50 p.m. Chairman McGinn adjourned the meeting.

Respectfully submitted,

Sandi Whiteford  
Recording Secretary