

EVELINE TOWNSHIP PLANNING COMMISSION  
EVELINE TOWNSHIP HALL  
8525 FERRY ROAD  
EAST JORDAN, MI 49727

2024 ANNUAL REPORT

TO: Eveline Township Board of Trustees  
FROM: Planning Commission Committee Chair – Kelly McGinn  
Planning Commission Vice Chair – Eric Beishlag  
DATE: January 23, 2025  
RE: 2024 Planning Commission Annual Report

The Eveline Township Planning Commission is pleased to provide this Annual Report of its activities for the calendar year 2024. This report is being submitted in fulfillment of Article II, Section 19 of Public Act 33 of 2008 (Michigan Planning Enabling Act) and pursuant to Section 6 of the Planning Commission's By-Laws and Rules of Procedure.

The Municipal Planning Enabling Act states that “a planning commission shall make an annual written report to the legislative body concerning its operations and the status of planning activities, including recommendations regarding actions by the legislative body relating to planning and development.”

Calendar year 2024 items discussed:

**Interviews for Open Planning Commission Seat:**

On January 3, 2024, the Planning Commission and The Board of Trustees invited applicants to the meeting to introduce themselves. The two applicants were Rob Reynolds and Corey Wells. Mr. Reynolds introduced himself and also noted that he had some safety concerns and other project involvement on Lake Shore Drive and Ferry Road that he felt caused a conflict of interest if he were to accept a seat on the Planning Commission at this time. Corey Wells stated that he was interested in getting involved in Local Government and thought this was a good place to start. Corey Wells was appointed to the Planning Commission by unanimous vote.

**Site Plan/Special Land Use Permit Reviews/Ordinances/Plans and Others**

During 2024, the Planning Commission reviewed the following site plans/special land use requests, ordinances, plans, and other items:

*Special Use Permits:*

- **Hungry Ducks**, Kristin Frazho, requested a one-time Business After Hours gathering in May of 2024. Planning Commission would discuss this request at the annual Hungry Duck Review which was scheduled at Hungry Ducks on April 3, 2024. No changes requested to the 2024 Special Use Permit except for a “one-time” Business After Hours event on May 22, 2024 where they would have Castle Farms deliver pre-packaged food for sale during this event only. The Planning Commission motioned and approved unanimously.

*Public Hearings:*

- **SDP Holding – Mobile Home Development Re-Zone. Parcel ID 15-006-107-004-00 Application was presented to rezone from Farm Forest to Mobile Home Park (MHP).**
  - This piece of Property was already issued a special use for a tree nursery. There were many concerns from the public regarding this rezone request including but not limited to: Water, Wastewater, wetland delineations, and the number of units that were planned. The owner of the property had not started the Planning phase at this time. Motion was made for a public hearing on May 8, 2024.
  - Public Hearing was held on May 8, 2024. Vice Chairman Beishlag opened this meeting as Chairman Kelly McGinn was unable to attend. Applicant stated that Water and Septic would be provided with intergovernmental agreement between the City of Charlevoix, Marion Township, and Eveline Township. Applicant's Attorney argued that there is a housing crisis and that this property would provide a great location for a mobile home park.
  - There were letters and public comment against this development for numerous reasons not limited to the following: Not beneficial for the township, this is an agricultural area, questioned affordability, this would be spot-zoning and not agree with Eveline Township Master Plan where there was a designated area for Mobile Home Parks.
  - Not everyone in attendance agreed with the applicant's claim of a housing shortage, but the bigger question as to whether this was the correct location for this type of development. It was noted by audience members that this same group was also proposing additional mobile home park in the adjoining township/land in Marion township that was being voted on. Other concerns were related to the severe restrictions of natural drainage.
  - After much discussion during the May 8, 2024 Public Hearing, Planning Commission deliberations would be scheduled for a Special Meeting on June 12, 2024.
  - At the June 12, 2024 Planning Commission Meeting, Chairman Kelly McGinn recused herself from these deliberations as she was not present for the Public Hearing on May 8, 2024. There were many standards and factors that were reviewed. The Planning Commission recommended to the Eveline Township Board that SDP Holdings, LLC's rezoning request be denied and that a zoning ordinance amendment rezoning the parcel from the Farm Forest District to the Mobile Home Park Residential District not be enacted. Motion was carried unanimously.
  
- **Lafontaine property 006-030-075-00 Rezone from Class B to A request.** The property has an unsafe barn which is already non-conforming. Applicant is asking for rezone from Class B to A in order rebuild the barn while making the property more conforming. Planning commission noted that re-zoning from Non-conforming Class B to Non-Conforming Class A allows the property owner to repair or rebuild structures which may make the property more conforming. Motion to rezone from B to A agreed to unanimously.
  
- **1448 N M66 Mitchell and Andra Farell 006-128-019-10.** Property was zoned Single Family Residential. Request to change to Rural Residential and that fee be waived due to the circumstances that resulting in the original zoning designation change. Single Home Residential does not allow improvements such as an accessory structure as a rezone to Rural Residential will allow for this. Motion to rezone and waive fee agreed to unanimously.

- **Rezone application 9565 Phelps Road 006-128-014-00 Nathan & Kelsey Allspach** is currently zoned Single Family Residential and have requested to change to Rural Residential. They have also asked that the fee be waived due to the circumstances that resulting in the original zoning designation change. During the Public Hearing, motion to rezone and waive fee agreed to unanimously.
- **Short-Term Rental Ordinance:** Planning Commission reviewed this Ordinance and the recommended changes made by Beckett and Raeder. Planning Commission motioned unanimously to have the changes reviewed by the Board of Trustees. These changes were sent to the Attorney for review. Short-term Rental Public hearing was set for 11-6-2024 which would be amended to allow the Board of Trustees to set the number of available licenses. The Ordinance use of the word “permit” would be changed to “license.” Motion was agreed upon unanimously.

*Greenbelt Discussions:*

- **Greenbelt Review of 10755 Shaw Road:** Plans were presented which would comply with the ordinance. Planning Commission approved unanimously.
- **Tiplick Property:** A stop work order had been issued for this property due to greenbelt violations. Remediation plans were introduced. The Planning Commission approved unanimously the new plans with stipulation that the Zoning Administrator be notified when work begins.
- **Waterfront Greenbelt Landscape review of Grant Residence 006-545-003-00.** Stop work order was placed on this property as the greenbelt had been destroyed. A plan for restoration was presented. Restoration plan was approved unanimously by Planning Commission.
- **Waterfront Greenbelt Landscaping Review 3435 Ross Lane, Stern Residence 006-116-045-20.** Per the ordinance, anything over 100’ frontage would need to be approved by the Planning Commission. There were no issues with the plan. Planning Commission approved the plan unanimously.
- **Waterfront Greenbelt Landscaping Review 9485 Pine Lake Road 006-536-001-00.** The owner removed part of the walkway which violated the impervious surface regulation. The owner would plant greenbelt grasses but wanted to mow twice a year. The Planning Commission agreed unanimously that there would be no mowing due to runoff issues and that the subject property would be subject to periodic inspection.
- **Whiting Park Landscape changes:** They would like to plant trees instead of installing a fence on the property boundary between the boat launch and neighbor property. Planning Commission approved the plan change unanimously.
- **Waterfront Greenbelt Landscaping Review 006-640-004-10 Golder Residence 1925 Cottage Trail, East Jordan:** Zoning Administrator recommended approval based on meetings with the owners as there were no issues. Due to the size of the property, the Planning Commission made a motion to approve the plans which had been unanimous.
- **Waterfront Greenbelt Landscape Review ID 006-116-034-20 Ross Lane:** Zoning Administrator recommended approval based on meetings with the owners as there were no issues. Due to the size of the property, the Planning Commission made a motion to approve the plans which had been unanimous.
- **Waterfront Greenbelt Landscaping Review ID 006-128-013-25 1400 Sleepy Hallow Lane:** Zoning Administrator recommended approval based on meetings with the owners as there

were no issues. Due to the size of the property, the Planning Commission made a motion to approve the plans which had been unanimous.

#### *Planning Commission Training Sessions:*

- Some Planning Commissioners attended additional Trainings though out the year

#### **Other:**

- **Granicus Software Renewal:** The Planning Commission made a motion to recommend to the Board of Trustees that the software contract for Granicus Software be renewed for one year. Granicus will send letters (with Attorney suggested changes) to out of compliance residents.
- **Ordinance 4.18 Access to Water Frontage:** Planning Commission reviewed information provided by Planner. The Ordinance shall be amended with item D as follows: “Common Docks. Two (2) adjoining lots or parcels which have frontage directly on lake may share one (1) common dock with no more than (4) boats allocated for both parcels. No other docks shall be allowed for the two (2) lots or parcels except the one (1) common dock.” This was sent to the Attorney for review by unanimous Planning Commission motion.
- **Ordinance 4.20 Recreational Vehicle:** Planning Commission recommended ordinance 4.20 Recreation Vehicles be amended with Item B modified to forty (40) days and item D. modified to read “The vehicle shall be parked observing Eveline Township ordinance setbacks and other requirements.”
- **Compatible Renewable Energy Ordinance (CREO) from MTA:** This was reviewed and discussed. The Planning Commission agreed unanimously to refer this to the Township Attorney for opinion.
- **Michigan Association of Planning –** Membership Renewal motion approved.
- **Property across from Township Hall:** Funds for the Property across the street from Eveline Township Hall have been budgeted for clean-up.
- **Pervious Surface Paving Materials** discussion and approval. Zoning Administrator was seeking approval to use permeable pavers to assist with the impervious surface regulations in the ordinance. The presenters and the owners of the property where these materials will be used have agreed to allow members of the Planning Commission to inspect as they feel needed as well as the Zoning Administrator. Planning Commission approved these materials unanimously.
- **General customer Issue** brought to the Planning Commission: Jeff Dean presented a general customer issue regarding the Deed on a 9.3-acre parcel that allows three other residents lakefront access right of way. The three other residents don’t pay property tax on the lakefront footage and don’t reside on the lake front. Zoning Administrator would be looking into this issue with the Attorney for possible guidance.

#### **Looking Ahead to 2025**

As the Planning Commission looks ahead to its tasks for 2025, items on its list include:

- Waterfront Greenbelts
- Zoning Ordinance Review
- Short-term Rentals
- Village Mixed Use and Village Commercial Zones as related to Short-Term Rentals.
- Master Plan and Recreation Plan continued yearly reviews
- Planning Commission Continuing Education Training Sessions
- Hungry Ducks review of 2024 operations. Further discussion needed if a Special Use Permit would be needed in 2025.

**2024 Planning Commission Members and Attendance:**

The Planning Commission held (11) meetings during 2024 which included a special meetings held on March 13, 2024 and June 12, 2024. The following meetings were cancelled:

- February 7<sup>th</sup>, 2024
- March 6<sup>th</sup>, 2024
- December 4<sup>th</sup>, 2024 (due to Weather Conditions)

<u>Commissioner</u>	<u>Attended</u>
Kelly McGinn, Committee Chair	10 of 11
Eric Beishlag, Vice-Chair	11 of 11
Prudence Kurtz, Committee Member	10 of 11
Lorraine Sims, Committee Member	11 of 11
Corey Wells – Interviewed January 2024	9 of 11