

APPROVED
Eveline Township Planning Commission Meeting Minutes
Regular Meeting
May 10, 2023
7:00 P.M.

- 1) **Call to Order:** The meeting was called to order at 6:00 P.M. at the Whiting Park Proposed Boat Launch Area by Chairman Kelly McGinn.

Commissioners present: Kelly McGinn, Eric Beishlag, Lorraine Sims, Prudence Kurtz and Will Trute. Recording Secretary Sandi Whiteford and Zoning Administrator Deb Graber were also present as well as Aaron Nordman from PEI, Kiersten Stark from Charlevoix County Parks Department, Dennis Jason, Tim Knutsen from BRI, Brian Towne, Lorraine Manary, Joe Manary, Julia C., Larry Kisch and Susan Vrondran.

- 2) **Agenda:** Commissioner Beishlag made a motion to accept the agenda as presented. Motion supported by Commissioner Kurtz. Motion carried.
- 3) **Minutes- April 20, 2023:** Commissioner Trute requested the question he posed to Aaron Nordman asking for a calculation of total hardscape be included in the minutes. Commissioner Beishlag made a motion to approved the minutes with the addition of Commissioner Trute’s question. Commissioner Trute supported the motion. Motion approved.
- 4) Charlevoix County – Whiting Park Site Plan and Greenbelt Application Public Hearing
- I. **Open Public Hearing:** Chairman McGinn opened the hearing at 7:04 p.m.
 - II. **Introduction** – Chairman McGinn asked Aaron Nordman to introduce the project. He discussed overflow parking would be across the street and that part of the project will be in greenbelt. He also explained that they have already obtained permits from EGLE and Army Corp of Engineers. He stated that screening on the north end would be provide for neighboring property. He explained that onsite parking is actually below the grade of neighboring property. He stated that the newest plan included proposed additional storm water structures as discussed at the April 20, 2023 meeting.
 - III. **Public Comment** –Lorraine Manary stated “I’m excited about this, it sounds like perfect launch, Joe Manary stated he liked the concept of having a launch. Brian Towne stated his property adjoins Whiting Park. He asked if there would be a cable across so they can’t go through. Boats launch at 10 p.m. come in at 3:00 a.m. Lorraine Manary inquired of Mr. Towne “are you in favor of the boat launch?” Mr. Towne replied “yes I’m in favor of the Whiting Park boat launch”. Chairman McGinn stated that it is designed for smaller boats to launch. Larry Kisch asked if they are closing the launch at a given time, this is the first time I have heard there may be traffic throughout the night. He stated that there is so

much more property on south side to accommodate the launch. “Makes no sense to me to put it on the north side. When staff recommended south side why is it on the north side?” Brian Towne stated that there was a launch there for thirty years. He stated “I have 50 boats anchored in front of my property and do not have problems with any of them. A lot of research has been done on the project”. Denny Jason stated “I was a member of the parks committee, as a member we discussed many reasons for placement at the north end. The barrier wall constructed will eliminate concerns over headlights shining on the neighbor’s property. For the betterment of the community accommodations have to be made”. Larry Kisch stated “I sincerely hope you will approve screening for whoever is next door to where the ramps will be. This is the first notice I have received about the project. I have no doubt this will affect my property value. I would approve if it were on the south side and locate the parking on the south side”. “This resident feels he didn’t get a fair shake”.

- IV. **Close Public Comment** - Chairman McGinn closed public comment at 7:25 p.m.
- V. **Planning Commission acknowledges correspondence:** Received letters of support from Robin Berry and John Haggard
- VI. **Public Hearing is closed:** (Chairman McGinn closed the public hearing at 7:26 p.m.
- VII. **Township Staff and/or Planner summarizes:** - Tim Knutsen, Planner from Beckett & Raeder, stated that Township concerns, related to storm water, greenbelt and plans for the controlled outlet, appear to have been addressed by the applicant. Engineering to determine how big the structure should be to control the runoff. Greenbelt plans mitigate light control.
- VIII. **Commission publicly discusses and may ask questions of staff or audience:** Chairman McGinn stated that the Township was not a part of placement. The applicants addressed placement. Kiersten Stark stated that there were positive and negatives of both locations. By having the boat launch at north end would mitigate the impact on boaters anchoring on south end. Need for maintenance dredging will be minimal on north end vs south end. Parking on north end allows more parking near the launch vs having to cross the road. The County will determine additional parking needs after launch is in. The committee looked at wetland impact. The Charlevoix County Board of Commissioners preferred north end. The hours of operation will be 24/7 for fisherman, landscaping to mitigate light pollution, lights are motion lights, they will make sure headlights are screened. The launch is not planned to be manned, that is not to say the County would decide to do that if determined necessary. Deb Graber asked about the light pole height, Aaron Nordman responded 18 feet. Aaron Nordman stated he calculated 11,222 square feet of hardscape, or about 11% overall hardscape. Commissioner Beishlag stated that the Township attorney was contacted over ADA parking spaces in the greenbelt. ADA parking must be allowed as long as there is no other appropriate location. Berm may need to be higher; it will be

easier to see when creating it. If issues arise at the boat launch, the County would be responsible to monitor. Tim Knutsen asked if the area would be patrolled by County Sheriff. Kiersten Stark replied yes, every night. Kirsten Stark stated plantings will be something that deer don't like to eat and lower maintenance. We want something that will grow quickly. Commissioner Beishlag stated the deer don't like spruce. Aaron Nordman stated they are trying not to over light; motion sensors dim when no one is there.

IX. **Planning Commission deliberates and may or may not reach a decision:**

Applicant has met the spirit of the requests. Commissioner Beishlag made a motion to approve the plans as presented, contingent on working with the Township over final details of plantings and storm water issues. Motion supported by Commissioner Sims. Motion approved.

- 5) Public Comment – Zoning Administrator presented information regarding Vanpoplin property on Pinelake Road. She stated they do not intend to touch the greenbelt. Commissioner Beishlag made a motion to approve the site plan supported by Commissioner Kurtz. Motion approved. Zoning Administrator reminded the Commissioners of the Webinar May 18th at 1:00 for Planning and Zoning. She also brought up the Short-Term Rental situation in Ironton, septic will support 6 bedrooms, requesting 18 people. One property number and one address, 3 cabins. Commissioner Beishlag stated that Mr. Chapman will investigate the current situation and conduct a property inspection to assist in making a determination for a second opinion.
- 6) **Commissioner Comments:** - Commissioner McGinn stated that the MAPA, Michigan Planner membership, is due for renewal, Commissioner Beishlag made a motion to renew MAPA membership. Commissioner Kurtz supported the motion. Motion approved.
- 7) **Adjournment:** Chairman McGinn declared the meeting adjourned at 8:06 p.m.

Respectfully submitted,

Sandi Whiteford
Recording Secretary