

DRAFT  
Eveline Township Planning Commission Meeting Minutes  
Regular Meeting  
Eveline Township Hall  
8525 Ferry Road  
East Jordan, MI 49727  
Charlevoix County  
November 6, 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 at the Eveline Township Hall by Chairman McGinn.

Commissioners present: Eric Beishlag, Lorraine Sims, and Kelly McGinn Corey Wells and Prudence Kurtz. Also present: Recording Secretary Sandi Whiteford and Zoning Administrator Will Trute as well as Rob Reynolds and Bob G.

- 2) Agenda:** Commissioner Wells made a motion to accept the agenda as presented. Motion supported by Commissioner Sims. Motion carried.
- 3) Minutes – October 2, 2024:** Commissioner Beishlag made a motion to approve the October 2, 2024 minutes as presented. Motion supported by Commissioner Sims. Motion approved.

**4) Short-Term Rental Public Hearing:**

- I. Chairperson opens the hearing at 7:01 P.M.
- II. Introduction of Changes: Chairman McGinn stated that the Amendment to the Short-Term Rental Ordinance will change all instances of the work permit to license and allow the Board of Trustees to set the number of available licenses.
- III. Public Comment: Rob Reynolds inquired as to how the number licenses allowed will be affected by commercial development. The subject should be looked at in terms of future commercial development.
- IV. Closed Public Comment: Chairman McGinn closed public comment at 7:10 p.m.
- V. Planning Commission acknowledges correspondence: Reviewed Township Attorney comments.
- VI. Public Hearing is closed: Chairman McGinn closed the public hearing at 7:15 p.m.
- VII. Township Staff and/or Planner summarizes: Amendment will change all instances of the word permit to license and allow the Board of Trustees to set the number of available licenses available without holding a public hearing.
- VIII. Commission publicly discusses and may ask questions of staff or audience: Commissioners briefly discussed changes to the ordinance.
- IX. Planning Commission deliberates and may or may not reach a decision: Commissioner Beishlag made a motion to amend the Short-Term Rental License changing all instances of the word permit to license and allow the Board of

Trustees to set the number of available licenses. Motion supported by Commissioner Wells. Motion approved.

- 5) **Waterfront Greenbelt Landscaping Review, ID 006-128-004-20, 1122 Sleepy Hollow Lane:** Zoning Administrator Trute recommended approval. No new material will be brought in, they will restack the existing material. A silt wall fence will be installed for the side section. A soil erosion permit has been approved. Following discussion, a motion was made by Commissioner Beishlag and supported by Commissioner Wells to approved the waterfront greenbelt landscaping plan. Motion approved.
- 6) **Ordinance 4.18 Access to Water Frontage:** Commission reviewed information provided by the planner. Following discussion, the ordinance shall be amended with item D as follows; "Common Docks. Two (2) adjoining lots or parcels which have frontage directly on a lake may share one (1) common dock with no more than four (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." Commissioner Beishlag made a motion to send the ordinance as amended to the Township Attorney for review. Motion supported by Commissioner Kurtz. Motion approved.
- 7) **Ordinance 4.20 Recreational Vehicle:** Recommended ordinance 4.20 Recreation Vehicles 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".
- 8) **Compatible Renewable Energy Ordinance (CREO) from MTA:** Received updated (10/28/2024) MTA suggested ordinance. Motion by Commissioner Beishlag to refer to Township Attorney for opinion. Motion supporter by Commissioner Kurtz. Motion approved.
- 9) **Zoning Report:** Zoning Administrator Trute provided year to date zoning activity. He also updated the Commissioners on a request to allow a food truck in the Village Commercial district at Advance. Motion made by Commissioner Kurtz and supported by Commissioner Wells for the Zoning Administrator to contact the Township Attorney regarding the issue. Motion approved. Zoning Administrator is following through with the situation reported by Bill Gamble at the Bracey Road Nature Area.
- 10) **Public Comment:** Bob G stated food trucks must be licensed.
- 11) **Commissioner Comments:** No Comments received.
- 12) **Adjournment:** At 8:33 p.m. Chairman McGinn adjourned the meeting.

Respectfully submitted,

Sandi Whiteford  
Recording Secretary