

APPROVED
Eveline Township Planning Commission Meeting Minutes
Regular Meeting
Eveline Township Hall
8525 Ferry Road
East Jordan, MI 49727
Charlevoix County
May 8, 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 Vice Chairman Eric Beishlag.

Commissioners present: Eric Beishlag, Corey Wells, Lorraine Sims and Prudence Kurtz. Absent, Chairman Kelly McGinn. Also present: Recording Secretary Sandi Whiteford and Zoning Administrator Will Trute as well as many residents.

- 2) Agenda:** Commissioner Kurtz made a motion to accept the agenda as presented. Motion supported by Commissioner Sims. Motion carried.

- 3) Minutes – April 3, 2024:** Commissioner Wells made a motion to approve the April 3, 2024 minutes as presented. Motion supported by Commissioner Sims. Motion approved.

- 4) Public Hearing – SDP Holdings - Mobile Home Development Re-Zone:**

Open Public Hearing: The Public Hearing was opened at 7:04 by Vice-Chairman Beishlag.

Applicant Statement: Dan Barron. Attorney for SDP Holdings, introduced Aaron Nordman, engineer for the project. Attorney Barron complimented the Commission on efforts with Sommerset Pointe which he was a part of, and the Zoning Ordinance looking to design for the future in Ironton and Advance. He stated that the housing crisis has overwhelmed the area community. There has been no request in 18 years for MHP. A request is coming forth for a privately owned septic system. Discussion with the City of Charlevoix respective to providing sewer and water would require an intergovernmental agreement with the City of Charlevoix, Marion Township and Eveline Township. The property is a good location as it is on the outskirts of Charlevoix and on a highway able to accommodate the traffic. Damage is occurring to the economy and school system; people can't find an affordable place to live. SDP Holdings looks forward to the Planning Commission review.

Correspondence: The Commission received a letter from Abigail Uhrick and Kevin Balch stating "robust objection to the proposed mobile home park". Stating "The proposal for a mobile home park is not beneficial for our township. We are agricultural land and aim to live a simpler life". Received a letter from Ken Carnwath stating "Eveline Township is and has been an agricultural area and the Master Plan for that area is for Agricultural category

1. Because of that I support the current zoning and do not agree with rezoning this land from Farm/Forest to Mobile Home Park.” Received from Nancy Ferguson legal transcript of Judge Pajtas ruling regarding the previous request for a mobile home park.

Public Comment Regarding Re-Zone:

John Cisne - Inquired as to why there is no multi-family housing.

Susan Parks - stated this neighborhood should not be responsible for providing solutions to the housing crisis. How much will lot rent be, will this really be affordable housing?

Nancy Ferguson - adjacent property owner, referred to the 2006 court ruling regarding spot zoning and on page 24, the statement that the project would completely and dramatically change the neighborhood, be at total variance with the Eveline Township Zoning Ordinance and Master Plan. Non-rural property should be used for high density housing. August 6, 2024, Marion Township residents will vote on a referendum regarding what is labeled improper approval of the re-zone in Marion Township. Nancy Ferguson asked the Planning Commission to outright reject the proposal or at least postpone the decision until Marion Township residents have voted. She then referred to the soil map with 7 categories, 4 of 7 areas have severe restrictions, 2 of 7 have slight limitations and 1 small area has no limitations. As of March 23, 2024, no agreement for water service with Charlevoix Township has been reached and no agreement with the City of Charlevoix for sewer service has been reached. This proposal will destroy the rural atmosphere of the area. “I encourage a no vote.”

Jim Slade - referenced the Mission Statement from the Eveline Township Master Plan regarding property goals to retain and promote the rural and agricultural atmosphere of Eveline Township in addition to promote the establishment of residential, civic, recreational, cultural, and commercial uses, which will be concentrated in village centers and will develop at a pace that will not overburden public services and/or infrastructure, and to protect the health, safety and general welfare of the populace. No where does it state Eveline Township is obligated.

Richard Christner - stated he owns properties for long term rental. He receives many requests when vacancy occurs. He purchased his property in 2016, when it was affordable. He stated to the Commission “you are smart, make sure homes are affordable for our children.” We live close to the Native American Reservation; we use their sidewalks and streets for safe walking and bicycling.

Luther Kurtz – Yes there is a housing shortage, Charlevoix has track projects that can provide housing. We should ask the City of Charlevoix to do what they can. It is good to live near where they work. There are many project concerns.

Jaime Eeks – I work in trades. I don’t mind the drive to Petoskey. I purchased property in 2020.

Ellis McQuillan – One of the reasons we chose to purchase property here was the zoned designation.

John Fratrack – The City of Charlevoix chose to tear down the DPW for a park. The property being considered is wet in both Eveline Township and Marion Township. If they run sewer and water the City may want to annex the property, it happened in Charlevoix Township.

Susan Parks – no one has guaranteed it will be affordable housing.

Susan Vrondran – we purchased property because of the zoning. We need to protect and take care of our lake frontage and farmland. I ask the Commission to consider our needs.

Bob Luddy – No doubt we have housing shortage. “The question is will it be affordable?” The actions this board takes today are criteria which will be considered in the future. Look at how it will impact down the road. The quality of life we have in the area needs to be protected. Police calls from mobile home parks are 75% of police calls.

There being no further requests to comment, Vice Chairman Beishlag closed the public hearing. Commissioner Sims made a motion to adjourn deliberations to June 12, 2024 at the Eveline Township Hall at 7:00 p.m. with the continuation of the public hearing being the only agenda item. Motion supported by Commissioner Wells.

Upon roll call vote the following voted

Aye: Commissioner Kurtz, Commissioner Beishlag, Commissioner Wells, Commissioner Sims

Nay: None

Absent: Commissioner McGinn

Motion Approved.

5) Waterfront Greenbelt Landscaping Review, Grant Residence, 006-545-003-00

Zoning Administrator Trute stated a building permit was issued, but upon inspection a stop work order was placed on the property as the greenbelt had been destroyed. They now have a plan for restoration. Jay from Birchwood Construction will do everything to ensure project is completed the right way. A mix of native plants, trees and shrubs will be planted and 10 to 15 trees will be replaced. Following review of the plans and discussion Commissioner Kurtz made a motion to approve the plans for restoration. Commissioner Sims supported the motion.

6) Class A Nonconformity Application, Lafontaine, 006-030-075-00 – Class B to A

Zoning Administrator Trute stated the pole barn is falling down. It is unsafe. The Barn is non-conforming, it is too close to the property line. Change from B to A to move over the same building size to make the properties more conforming. Commissioner Kurtz made a motion to hold a public hearing on June 5, 2024. Motion supported by Commission Wells. Motion approved.

7) Re-Zone Application – 1448 N M66, Mitchell and Andra Farell, 006-128-019-10

The property is currently zoned Single Family Residential, the request is to change the zoning to Rural Residential. The applicants also are requesting the fee be waived. Commissioner Wells made a motion to hold a public hearing on June 5, 2024 at the regular meeting of the Planning Commission. Motion supported by Commissioner Sims. Motion approved.

8) Public Comment: Doug Able stated due to low water levels, his questions is could two neighbors get together and make one dock to share but not change the number of boats per dock. Possibly modify the ordinance, 4.19b to state all boats at a dock must be owned by a lake front resident. Rob Reynolds expressed concern over safety issues and dock lighting. Zoning Administrator Trute will call EGLE. Susan Parks inquired as to Attorney issues because the same attorney represents both Townships involved in the SPD Holding

re-zone request. Tad Richards inquired as to lowering the allowed number of Short-Term Rentals.

9) Commissioner Comments: Commissioner Beishlag stated the need to contact the Beckett and Raeder Planner to become more involved with zoning ordinance issues. He will take it to the Board of Trustees.

10) Adjournment: At 8:27 p.m. Vice-Chairman Beishlag adjourned the meeting.

Respectfully submitted,

Sandi Whiteford
Recording Secretary