

APPROVED

Eveline Township Planning Commission Meeting Minutes

Regular Meeting

Eveline Township Hall

8525 Ferry Road

East Jordan, MI 49727

Charlevoix County

February 5, 2025

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, Kelly McGinn, Prudence Kurtz and Corey Wells. Also present: Acting Recording Secretary Ron Chapman and Zoning Administrator Will Trute. Representative from Bay Marina Tyler VanTuinen was also present. Sheriff Charles Vondra joined the meeting later.

- 2) **Agenda:** Commissioner Kurtz made a motion to approve the agenda with one correction to item 3., changing the date from 2024 to 2025. Motion was supported by Commissioner Beishlag. Motion carried.
- 3) **Minutes – January 15, 2025:** Commissioner Beishlag made a motion to approve the January 15, 2025 with a correction to the date from 2024 to 2025. Motion was supported by Commissioner Sims. Motion carried.
- 4) **Ordinance 4.18:** Chairman McGinn opened a public hearing regarding the proposed changes to 4.18 at 7:02 P.M.

Chairperson McGinn summarized the change to add a provision for common docks. Two adjoining lots or parcels which have frontage directly on the lake may share one common dock with no more than four boats allocated for both parcels. No other docks shall be allowed for the two lots or parcels except the one common dock.

There were no public comments and Chairman McGinn closed the Public Hearing at 7:03 P.M.

There was no further discussion among the Commission. In addition, there was no Correspondence received.

Commissioner Beishlag made a motion to approve the amendment as proposed. Motion was supported by Commissioner Kurtz. All Commissioners voted in favor.

- 5) **Ordinance 4.20:** Chairman McGinn opened a public hearing regarding the proposed changes to 4.20 at 7:04 P.M.

Chairman McGinn summarized the changes to amend item A. Short time use only. A one-time occupancy of no more than forty consecutive days per year may be allowed for a recreational vehicle if it is self-contained or has an approved sanitary system. No permit shall be required. The recreational vehicle shall be parked observing all applicable ordinance setbacks and other requirements.

There was no public comment and Chairman McGinn closed the public hearing at 7:06 P.M.

There was no correspondence received and no further discussion by the Commission. Commissioner Wells made a motion to approve the amendment as proposed. Motion was supported by Commissioner Sims. All Commissioners voted in favor.

- 6) **Ordinance 4.6:** Chairman McGinn opened a public hearing regarding the proposed changes to 4.6 at 7:08 P.M.

Chairman McGinn summarized the changes to Ordinance 4.6 to amend item D and remove item E. The Zoning Administrator shall have the authority to act upon a WGLP submitted in conjunction with alterations within the waterfront greenbelt. The portion "on lots with less than 100 feet of water frontage" will be eliminated. Item D. granting Planning Commission authority to parcels with 100 feet or more of water frontage will be eliminated.

There was no public comment. The public hearing was closed by Chairman McGinn at 7:10 P.M.

There was no Commissioner discussion and no correspondence received on the issue. Commissioner Kurtz made a motion to approve the amendments to Ordinance 4.6 as proposed. Motion was supported by Commissioner Wells. All Commissioners voted in favor.

- 7) **Zoning Report:** Will Trute presented a calendar to date 2025 zoning activity report.

Following his zoning report, Will ask for clarification regarding a situation where an easement had been granted allowing a dock to the easement holder. Would that prohibit the owner of the parcel from having a dock. There are a couple of these situations in the Township. After discussion, it was agreed it was not the intent of the Ordinance to prohibit a dock to the owner of the parcel under such circumstances.

Will also inquired about how association rules are balanced against Township Ordinance provisions. He noted for example if an association prohibited short-term rentals, how would the Ordinance be treated. After discussion, it was noted that the association rules take precedent.

- 8) **Public Comment:** Tyler Van Tuinen inquired about the status of the Food Truck question raised at the last meeting and tabled at that time pending legal review. Given that the Township has recently been given notice that their legal counsel is closing down their offices, the Commissioners are of the opinion this should be reviewed by our new counsel, once arrangements are made. The Township Board is in touch with a firm recommended by our previous counsel and hopes to meet with them at the next Board meeting, which is Tuesday the 11th of February. Hopefully there will be more concrete answers at the March but more probably April meeting.

Charles Vondra asked about the situation where a waterfront property owner was subject to previous easements on his property, including a dock. What are his rights relative to having a dock. Mr. Vondra was not present during discussions under item 7. He was made aware of those discussions and was satisfied. He then expressed his gratitude for Mr. Trute's handling of his zoning issues and questions.

- 9) **Commissioner Comments:** Commissioner Kurtz wanted to clarify with Commissioner McGinn and the Township Clerk regarding a summary of comments. They will get together in the near future.

Will Trute wanted to make the Commissioners aware he had been contacted by a group of solar power developers. Not sure what their intent is, but wanted the Commissioners to be aware.

- 10) **Adjournment:** At 7:52 P.M. Chairman McGinn adjourned the meeting.