

DRAFT
Eveline Township Planning Commission Meeting Minutes
Regular Meeting
Eveline Township Hall
8525 Ferry Road
East Jordan, MI 49727
Charlevoix County
March 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, and Corey Wells. Prudence Kurtz was absent and excused. Also present: Recording Secretary Sandi Whiteford and Zoning Administrator Will Trute. Representatives from Bay Marina Tyler VanTuinen and Tim Freel, Chirs Roumayeh. from Sommerset Pointe and Briana Roberts were also present.

- 2) **Agenda:** Commissioner Beishlag made a motion to approve the agenda. Motion was supported by Commissioner Wells. Motion carried.
- 3) **Minutes – February 5, 2025:** Commissioner Wells made a motion to approve the February 5, 2025. Motion was supported by Commissioner Sims. Motion carried.
- 4) **Meeting Date with Attorney Catherine Kaufman:** Catherine Kaufman via email offered 2 meeting dates, April 22, 2025 and April 30, 2025. Chairman McGinn poled the Commissioners for the date that was available for Commissioners attendance. Tuesday, April 22, 2025 at 7:00 p.m. was agreed upon for the Special Meeting to discuss services available, ordinances, Master Plan, Recreation Plan and other topics pertinent to the Planning Commission. The clerk will notify Catherine and Commissioner Kurtz.
- 5) **Sommerset Pointe – Chris Roumayeh:** Chris Roumayeh presented the proposal for continuation and completion of Sommerset Pointe Phase III condominiums. Two additional units will be built which will complete the previously approved Phase III 4 building total of the project. Chris supplied a property survey, detailed property description and cover sheet to the Planning Commissioners for review. Following discussion regarding the project Commissioner Beishlag made a motion to approved the

plan presented for building 2 additional units, 4 buildings total, completing Phase III of the Sommerset project, which then requires any additional construction of any type to be presented to the Planning Commission for approval prior to any construction beginning. Zoning Administrator Trute may then issue a permit once the application is determined to be correct and complete.

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 - 6) **Food Trucks:** Zoning Administrator Trute presented Attorney Michael Bila's response to allowing food trucks. Following discussion Mr. Trute will contact the Attorney for examples of an ordinance for the Board of Trustees to consider enacting at their next meeting. Following review of the David Schon Property request, Mr. Trute will provide the information to the Attorney for review.
 - 7) **Zoning Report:** Will Trute presented a calendar to date 2025 zoning activity report.
 - 8) **Public Comment:** Brianna Roberts inquired as to placing two docks on their property as they have over 200 feet of water frontage. She was informed that the ordinance states one dock per property.
 - 9) **Commissioner Comments:** Commissioner Beishlag stated that the Board of Trustees has hired Bauckham, Thall, Seeber, Kaufman & Koches at the recommendation of Attorney Graham who is retiring in May.
 - 10) **Adjournment:** At 7:37 P.M. Chairman McGinn adjourned the meeting.

Respectfully submitted,

Sandi Whiteford
Recording Secretary