

DRAFT
Eveline Township Planning Commission Meeting Minutes
Regular Meeting
Eveline Township Hall
8525 Ferry Road
East Jordan, MI 49727
Charlevoix County
April 22, 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 Vice-Chairman Beishlag.

Commissioners present: Eric Beishlag, Lorraine Sims, Prudence Kurtz, and Corey Wells.
Absent: Kelly McGinn. Also present: Recording Secretary Sandi Whiteford and Zoning Administrator Will Trute. Howard and Pat Colthurst, Chris O., Bob G., Ron L., Jim Carroll, Carole Carroll, Bill Saputo and Rob Reynolds were also present.

- 2) Agenda:** Commissioner Wells made a motion to approve the agenda. Motion was supported by Commissioner Sims. Motion carried.
- 3) Minutes – March 5, 2025:** Commissioner Wells made a motion to approve the March 5, 2025 minutes with spelling correction of Chirs to Chris in item 1. Motion was supported by Commissioner Kurtz. Motion carried.
- 4) Attorney Michael Bila:** Attorney Bila introduced himself and provided information regarding the law firms services available to the Planning Commission. Zoning Administrator Trute asked Attorney Bila regarding a Condominium Association issue which includes in their by-laws a restriction for commercial use of property. Attorney Bila responded that the Township governs the regulations in the Township Ordinance. The Township has no legal authority over the regulations in the HOA by-laws, it is up to them to enforce.
- 5) Ordinance 4.20:** Following discussion regarding wording, Commissioner Wells made a motion to table the decision to the next meeting for Commissioners to consider Charlevoix County Planning Commission comments. Motion supported by Commissioner Kurtz. Motion approved.

- 6) **Ordinance 4.6:** Commissioner Kurtz made a motion to change the lettering from D and E to C and D respectively and refer back to the Board of Trustees for approval. Motion supported by Commissioner Wells. Motion approved.
- 7) **Sommerset Pointe – Chris Roumayeh:** Chris Roumayeh was unable to attend. Bill Saputo stated that there are three (3) associations within Sommerset Pointe. He referred to a sales flyer that represented the positioning of the condominiums. He stated the positioning does not appropriately allow for emergency services access. Mr. Saputo had requested the previous Zoning Administrator to reconsider allowing the positioning of the proposed condominiums. Commissioner Beishlag stated that plans have yet to be presented for approval to the Planning Commission prior to any new construction activity beginning.
- 8) **Granicus Software Renewal:** Zoning Administrator Trute stated that renewing the software would better ensure compliance. Following discussion Commissioner Wells made a motion to recommend to the Board of Trustees renewal of Granicus Software. Motion supported by Commissioner Beishlag. Motion approved.
- 9) **Zoning Report:** Will Trute presented a written report of zoning activity in 2025.
- 10) **Public Comment:** No comments received.
- 11) **Commissioner Comments:** Commissioner Beishlag stated that the Planning Commission would like to review the entire zoning ordinance, in sections, with the assistance of the attorneys. Attorney Bila stated it would be expensive. Zoning Administrator Trute stated he has some property division questions he would like to present to the Attorney's as well.
- 12) **Adjournment:** At 8:12 P.M. Vice-Chairman Beishlag adjourned the meeting.

Respectfully submitted,

Sandi Whiteford
Recording Secretary