

Evangeline Township Planning Commission
02476 Wildwood Harbor Road, Boyne City, MI 49712
August 23, 2022, Regular Meeting

Approved: September 20, 2022

1.0 Call to Order and Roll Call:

Meeting called to order at 5:29 p.m. by Chair, Cortright.

Roll Call:

Present: Chair, Rod Cortright; Vice Chair, Steve Smith; Secretary, Linda Fry; and Members, Larry Taylor and Jeff Langhart

Staff: Zoning Administrator, Bonnie Shunatona

Guests: Barry Hicks of LIAA, Jennifer McKay of Tip of the Mitt Watershed Council, Tom Darnton of Lake Charlevoix Association, Jason Brabbs of Evangeline Twp. ZBA; and members of the public: Bev Rhoads, Joshua Rhoads, and Neil Howie

2.0 Declaration of any Conflicts of Interest Concerning Agenda Items: None

3.0 Approval of Meeting Minutes: Minutes from the July 19, 2022 Regular Meeting were reviewed. Motion to approve the July 19, 2022 minutes as presented by L. Taylor, seconded by S. Smith. Vote: all ayes, motion carried unanimously.

4.0 Citizen Comments on Non-Agenda Items: None

5.0 Advertised Public Hearings: None

6.0 New Business

6.1 Presentation by Barry Hicks, Jennifer McKay, and Tom Darnton: Presentation regarding a joint Shoreline Protection Project in coordination with LIAA, Tip of the Mitt Watershed Council, and Lake Charlevoix Association. B. Hicks showed a number of visual aides during the presentation which covered the scope of the project over a timeline spanning from 2016 to current with a focus on the future. The project has been tracking the various steps implemented since 2016 by townships around the lake to assist in protection efforts of the shorelines.

J. McKay joined the presentation with information regarding the 2016 collection of data from the various townships pertaining to zoning regulations and the subsequent recommendations the Watershed Council came up with based on that info. The goal for the future is to create a cohesive plan to bring zoning regulations into harmony across all the different jurisdictions. She also commented on Evangeline being the township with the strongest regulations in comparison to the other townships in the project.

6.2 Q&A Discussion over presentation topics with all presenters: R. Cortright pointed out the Watershed's data pertaining to Planning Commission review of all projects on waterfront parcels was incorrect as listed in the handout J. McKay provided. Info suggested only steep slope areas on waterfront required PC review, whereas all development on waterfront parcels require a PC review.

B. Hicks then posed the question to the PC "What do we want to see for the future, how do we get there and what should the shoreline look like?"

L. Fry suggested we need to achieve consistency in zoning regulations across all jurisdictions around the lake in order for development to be consistent.

R. Cortright stated we'd like to see more trees and shrubs on the shoreline and no more lawns down to the water's edge. He also stated that education and training of landowners is a start but doesn't always

promote compliance if the desire to have a natural shoreline is not a priority for them. This area is a magnet for higher income buyers that tend to max out the allowable impervious surface area of the lot when developing the land. He also mentioned that townships have the ability to band together to form an overlay district which crosses the jurisdictional borders where one set of regulations would apply to all parcels within it regardless of the township. Doing so could be a solution to the problem of inconsistent development due to varying regulations.

J. Langhart reiterated the value of educating the land owners with regard to the regulations. He also questioned how we as a township can incentivize land owners to naturalize more of their shoreline areas voluntarily if they are not expanding their home, which is the trigger for PC review and compliance with the Native Vegetation Waterfront Buffer Strip regulations.

R. Cortright asked B. Hicks if the township could get a demonstration of the coir log style of construction for shoreline protection. B. Hicks gave an affirmative response but no date or location was scheduled.

J. Brabbs spoke up with regard to a current area in the township that is a good example of that type of shoreline naturalization on a property on Springwater Beach. He spoke at length about the details of construction of a shoreline protection project that promotes the natural preservation of the shoreline and commented that shorelines really don't need protection if left in their natural state they protect themselves. It's the man-made developments on a parcel, e.g. lawns, buildings, docks, etc. that need protection. Having a natural shoreline promotes the protection of those developments. He suggested neighborhood areas along the shoreline might want to consider including shoreline development or naturalization standards as part of their HOA bylaws and requirements, as a means to obtain better compliance with zoning regulations.

R. Cortright mentioned docks are a problem especially in the winter when everyone takes them out of the water and just piles them up in the buffer strip, which makes the area "look like a junk yard."

T. Darnton spoke up about ice damage and the problem that many times landscapers do not account for ice flows when planting the buffer strip resulting in the loss of vegetation over the winter. He then thanked the Community Foundation, which provided funding for the project, for their support. This concluded the presentation on the Joint Shoreline Protection Project and the three presenters left the meeting.

7.0 Unfinished Business

7.1 Zoning Ordinance Proposed Revisions

Mr. Joshua Rhoads expressed his interest in purchasing a parcel in the Mixed-Use district and he asked what was allowed along the lines of a commercial storage facility and if the regulations of Section 8 were changing. ZA, B. Shunatona provided a printed copy of proposed changes to Mr. Rhoads. R. Cortright responded to Mr. Rhoads question about allowable uses; telling him the parcel would need to be 20 acres or larger for storage buildings or campgrounds. Any development to occur prior to adoption of the ordinance amendment would need to be a mixture of various types of residences, single, two-family, or multi-family and commercial to meet the development ratio of the current standards. Development initiated after adoption of the amendment would need to be single family only, with or without a commercial use and would need to comply with the new standards. Mr. Rhoads inquired how he could go about getting info on purchasing a larger parcel in the MU district. R. Cortright suggested he get in touch with a local realtor for that info. Mr. Rhoads asked if the PC could give him a referral of an agent to use; a negative response was given along with the explanation that the PC does not give recommendations for such services but there are a number of local agents in the phone book and on the internet. Mr. Rhoads thanked the PC and he and Ms. Bev Rhoads both exited the meeting.

Mr. Neil Howie, a local builder, spoke up regarding the same parcel; inquired if a pole barn storage building for personal use could be constructed without a dwelling. Response was negative, dwelling must

be constructed prior to accessory buildings in all districts including MU. Mr. Howie then inquired about building a duplex or quadplex on that lot, to which R. Cortright responded if the application was received prior to the amendment being adopted, then yes, it would be an allowable use by our current ordinance standards. If he waits until after the amendment is adopted then no, it would not be an allowable use. Mr. Howie thanked the PC and exited the meeting.

ZA, B. Shunatona presented an additional edit to the proposed language in Section 3.06. B. 7. To change the last sentence for better clarity. All members of the PC agreed to accept and incorporate the edit.

Motion by L. Taylor to hold a Public Hearing at the next regular Planning Commission on September 20, 2022 to present the proposed Zoning Ordinance amendments. Seconded by L. Fry. Vote: all ayes, motion carried unanimously.

8.0 Reports, Communication, Commissioner Comments: None

9.0 Staff Reports: Planner/Zoning Administrator Report

A copy of the July 2022 Planner/Zoning Administrator Report was included in tonight's meeting packet. Report was briefly discussed to clarify location of project on Jarrett Lane and clarification of violation notification processes.

10.0 Next Meeting: The next meeting of the Planning Commission is a Regular Meeting with a Public Hearing scheduled for September 20, 2022, at the Evangeline Township Hall at 5:30 p.m.

11.0 Adjournment: Meeting adjourned at 6:45 p.m., by Chair, Cortright.

Submitted By: (Recording Secretary absent for this meeting)

Bonnie J. Shunatona

Bonnie J. Shunatona, Zoning Administrator