

Boyne Valley Township Meeting

May 8, 2023 – 7:00 p.m.

This meeting is a meeting of the Boyne Valley Township Board in public for the purpose of conducting the township's business and is not to be considered a public community meeting. There is a time for public participation during the meeting as indicated on the agenda.

Minutes

I. Call to Order	The meeting was called to order by Hobbs at 7:00 p.m.
II. Roll Call	Members Present: Matelski, Kondrat, Hobbs, Fitzgerald, Sparks Members Absent: None Others Present: Bill Cousineau, David Matelski, Hank Byma, Don Wright, Russ Koeman, Marilyn Cleary, John Cleary, Ashley Harwell, Adam Harwell, Marty McLeod, Christine Dixon, Christina Albright, Justin Cleary, Amanda Loper, Teri Rounds, Mark Smith, Brian Kozminski, Kit Tholen, Dustin Field, Greg Hoese, Brean Hoese, Jalen Adams, John Wilson, Devin Wise, Skylar MacNaughton, Kevin Keller, Ken Lane, Bill Mauchmar, Terri Mauchmar, Mike Skop, Jeremy Loper, Gabe Blackledge, Sheilah Blackledge
III. Approval of Minutes and Corrections	Motion by Fitzgerald, support by Kondrat to approve the minutes of the regular board meeting of April 10, 2023. Motion carried 5 to 0.
IV. Approval of Financial Report	Motion by Kondrat, support by Fitzgerald to approve the financial report for April 30, 2023. Motion carried 5 to 0.
V. Recognition of Audience	<ul style="list-style-type: none">Kit Tholen introduced himself as the new Charlevoix County Prosecuting Attorney.
VI. Ambulance Report – No Report	<ul style="list-style-type: none">City increased fees for transport
VII. Open Public Hearing on Boyne USA Rezone	<ul style="list-style-type: none">Zoning Administrator, Ken Lane, presented what Boyne USA is looking to rezone and stated that there are not a lot of notable differences in the use of the land between the two zoning classifications. This rezone should not have a negative effect on the land values of adjacent property.Hank Byma, Boyne USA, stated that the company's goal is to get consistency. 87% of the resort's land is natural and undeveloped. The property along Addis Rd that is proposed to be rezoned is the "Family Property". The resort is looking for a sensitive and responsible use of this property. There are early ideas to build small cabins on the ridge along the lake with a fishing pier over the lake, as well as a spa and a small area for a historical presentations of how Boyne developed. The ideas include preservation of the property and offering sugaring, horses, and a high end spa.Resident, Marilyn Cleary asked what the setbacks are of the properties in question. Ken Lane explained.Resident, Christine Dixon inquired what the residents/township gain from this rezone.Skylar MacNaughton stated the need to stop building on wet lands, rivers and lakes so that the public has access to these waterways. He stated, once rezone is approved, the resort can keep building.

	<ul style="list-style-type: none"> • Supervisor Sue Hobbs stated that once rezoned, the property will still require the resort to present a site plan for review and approval before any stage of development. • Ken Lane also reiterated that the rezone does not change the ability to build on wetlands. This is not wetlands. • Questions from the audience on the state of the Natural Beauty Trail and how that would be preserved. • Assessor, Kevin Keller stated that the rezone to Resort Commercial is more strict zoning rules than the residential and agricultural zoning. • Hank Byma stated that traffic would flow from US 131 to Addis Rd to the current home, as an entrance to the development. • Resident, Don Wright inquired as to how many acres are to be rezoned. The answer is just under 1000 acres. • Other residents inquired about the infrastructure necessary for the development and who would be responsible for such. • Resident explained how the very elite Yellowstone Club at Big Sky came to be and expressed her fear of that happening with these properties. • Others expressed concerns of access to the river for fishing and other recreational activities. • Board member Sparks stated she would like to deny the rezone at this time. <p>Motion by Matelski, support by Kondrat to table a decision on the rezone requested by Boyne Mountain Resort until further details are available.</p> <p>Roll call: Ayes: Matelski, Kondrat, Fitzgerald, Hobbs Nays: Sparks Motion carried 4 to 1.</p>
VIII.	Fire Report
	<ul style="list-style-type: none"> • Floor Refinishing: Station floor refinishing will begin next week. Need 50% deposit before work begins. • Chief Darren Eaton provided estimate from CSI for repairs of truck 5201 (pumper). Estimating between \$80,000 and \$100,000 for repairs. Board discussion. Darren will get another quote for the repairs and will contact the board to schedule a special meeting. • Discussion on to repair or when to purchase a new truck. • Chief will get information on how long to build a truck and terms of purchase and return to the board.
IX.	Zoning Administrator Report
	<ul style="list-style-type: none"> • Report given in public hearing regarding rezone request.
X.	Board Update
a.	Hall Rental
	<ul style="list-style-type: none"> • Consensus of the board is the hall should be available for rent. Need to develop a policy and need a Hall Manager whom will be responsible for collecting deposits and fees. Someone to be in charge of who is in and out. Board will revisit with a policy.
b.	History Committee Copy Machine Usage
	<ul style="list-style-type: none"> • Clerk stated that any organizations use of the printer/copier is an illegal expenditure. Township pays per copy for service agreement. • Discussion to sell an old copy machine to the History Committee for their use.
c.	Meals as Wages for BOR approval
	<ul style="list-style-type: none"> • Discussion on providing meals to the Board of Review members, so as to avoid having to allow for breaks.

	<p>Motion by Sparks, support by Matelski to add meals as part of compensation for Board of Review to the township wages and fees schedule. Motion carried 5 to 0.</p>
d.	<p>Donation from Boyne Mountain for Trees</p> <ul style="list-style-type: none"> Board acknowledged a donation of \$4000 from Boyne Mountain and a ski group for trees and landscaping along the 131 corridor.
e.	<p>Boyne Mountain Property Rezone</p>
f.	<p>M75 Fire Water Tank</p> <ul style="list-style-type: none"> Russ Koeman reported that a new 15x30 culvert is needed to access the fire water storage tank on M75 near the Matelski property. Hobbs has spoken with the Charlevoix County Road Commission and permit is not required. Jim Vanek from road commission is supposed to provide a quote.
g.	<p>Hall Cleaning</p> <ul style="list-style-type: none"> Board discussion on cleaning up the storage areas of the hall.
h.	<p>Other</p> <ul style="list-style-type: none"> Ice rink purchased with Charlevoix County Parks grant has been ordered and will be delivered soon. Hobbs will request quote for Springbrook Rd from the Charlevoix County Road Commission. Road brining will begin May 12th. Boyne Valley Township is 4th on the list. Price is comparable to last years.
XI.	<p>Building and Grounds</p> <ul style="list-style-type: none"> The split rail fence by the Veteran’s Memorial needs to be replaced. Dave Matelski offered to reach out to Dennis from Blarney Castle to have them fix or replace the fence.
XII.	<p>Planning Report</p>
XIII.	<p>Transfer Station Report</p> <ul style="list-style-type: none"> Need for a person to clean the trash in the woods and pick up the area.
XIV.	<p>Public Comments</p> <ul style="list-style-type: none"> Hank Byma asked where the rezone should go from here. Board discussion. Board feels that the resort needs to rezone a smaller portion of property. Should go back to the planning board for discussion and a public hearing.
XV.	<p>Closed Session</p> <p>CLOSED SESSION REQUEST Consider the request from Clerk, Lynn Sparks to go into closed session for the purpose of attorney client privilege discussion pursuant to Section 8(h) of the Open Meetings Act (MCL 15.268(1)(h)) to discuss material protected by the attorney client privilege, which is exempt from disclosure under the Freedom of Information Act (MCL 15.243(1)(g))</p> <p>Motion by Fitzgerald, support by Matelski to approve going into closed session. Motion carried 5 to 0 at 9:35 p.m.</p>
XVI.	<p>Return from Closed Session at 9:45 p.m.</p>
XVII.	<p>Pay the Bills</p> <p>Motion by Kondrat, support by Fitzgerald to approve the payment of the May bills. Motion carried 5 to 0.</p>
XVIII.	<p>Adjournment</p> <p>Motion by Sparks, support by Fitzgerald to adjourn. Motion carried 5 to 0.</p> <p>Time: 9:46 p.m.</p>

Respectfully submitted,

Lynn Sparks
Clerk