

BOYNE VALLEY TOWNSHIP
PLANNING COMMISSION MINUTES

September 5, 2023

Call to Order: Meeting called to order at 7:00 by Mark Felton

Roll Call: Bill Cousineau, Mark Felton, Jason Blanford, Russ Koeman (arrived at 7:20)

Absent: Rudy Kondrat

Also Present: Linda Reynolds, Ken Lane, Sue Hobbs, and Dave Mack

Approval of Minutes from August 7, 2023

Motion by Cousineau; second by Blanford to approve minutes as written. Motion carried.

Citizen Comments on Non-Agenda Items: need to update township's website to include correct phone numbers of board members; minutes are up to date as of this time.

Old Business:

- a. Boyne Mountain Resort: Opened the public hearing--rezoning request submitted by Boyne Mountain USA, seeking to rezone 29 parcels from Agricultural Forest AF, Rural Residential RR-1, Single Family Residential R-1, and Commercial C-2, to Resort Mixed Use C-1. Request was reconsidered and deliberated, discussed staff findings in relation to the rezoning evaluation standards provided in Section 10.1 (e) of the Boyne Valley Township Zoning Ordinance. The attached memo from the Township Zoning Administrator dated August 25, 2023, provides the discussed staff findings. Public hearing closed.

Felton made the following motion: due to the Findings of Fact relating to the rezoning evaluation criteria provided in the Township Zoning Ordinance as stated in the August 25, 2023, memo from the Township Zoning Administrator, and as further stated during deliberations, I move to recommend approval to the Boyne Valley Township Board of Trustees the rezoning of 29 parcels, as requested by Boyne Mountain Resort and as listed in the August 25, 2023, memo from the Township Zoning Administrator, to C-1 Resort Mixed Use, because the applicable standards of the Boyne Valley Township Zoning Ordinance have been met. The motion was seconded by Cousineau. Yeas: Felton, Cousineau, Blanford, Koeman. Nays: None. Abstain: None. Absent: Kondrat. Motion Carried. Charlevoix County has 30 days to comment.

- b. Zoning Ordinance Amendments: Opened the public hearing--consider amendments to the Boyne Valley Township Zoning Ordinance relating to the establishment of an M-75 Overlay Zoning District and the regulation of accessory buildings and structures. See attached memo titled Public Hearing Draft 9-5-23 from the Township Zoning Administrator. Discussion to decrease the size of the living space to less than 800 sq. ft. to State of Michigan's minimums which are less; considered and deliberated. Public hearing closed.

Felton made the following motion: recommend approval to the Boyne Valley Township Board of Trustees, an ordinance to amend the Boyne Valley Township Zoning Ordinance Article 2 (Definitions), Article 3 (General Provisions), and Article 4 (Zoning Districts and Regulations) to add the M-75 Overlay District and address accessory buildings on vacant land and shipping

containers. The motion was seconded by Cousineau. Yeas: Felton, Cousineau, Blanford, Koeman. Nays: None. Abstain: None. Absent: Kondrat. Motion Carried.

New Business: None

Zoning Administrator Report: **See attached BVT Zoning Administrator Report-August**

Motion by Felton to adjourn the meeting; second by Blanford. Motion carried.

Meeting adjourned at 7:55 p.m.

Respectfully submitted,

Linda Reynolds, Secretary