

**BOYNE VALLEY TOWNSHIP**  
**PLANNING COMMISSION MINUTES**

DATE: July 17, 2017

CALL TO ORDER: Mark Felton called the meeting to order at 7:00 PM.

ROLL CALL: Members present – Mike Skop, Mark Felton and Marie Kelenske

ABSENT: Laurie Hodack, Lenore Senter

ALSO PRESENT: Township Zoning Administrator/Supervisor Sue Hobbs, Brad Baird, Carl Fiel, David & Susan Henning, Lawrence Czerkies, Leslie & Todd Tarsi, and Bill Tudor

NEW BUSINESS:

Special Use Permit - Heartwood Mills also known as Town & Country Cedar Homes

Sawmill improvements already exist as allowed non-conforming use. This application is for issuance of Special Use Permit under new industrial zoning classification.

Brad Baird presented the drawings of the location of the new layout of the property. They have constructed an eight (8) foot berm on the northwest corner of the property, on which in time will plant pine trees. They have moved the gate back 80 feet so log trucks that come earlier than 7:00 am can park off the road. This will lessen the noise of the mill and will improve the site.

Bill Tutor asked how long it has been a saw mill site. It has been a saw mill for 42 years.

The saw dust collection has been taken out of the old buildings and placed in a new building where there are two collection trailers. There will be no saw dust exposed to the air.

Leslie Tarsi asked when the new entrance will be used. Brad said as soon as a road base is in place. The trucks will come in on the east side and exit on the west side. There will be no more than 2-3 trucks in a day.

Susan Henning asked about the south entrance if this will be used? Brad said no, the area is used for drying spruce logs and sawed logs will be placed in the front.

Brad Baird also said that the company will be making tongue & groove flooring and paneling. The new saw will be able to do both hard and soft woods. Bark slabs and old bark is being cleaned up and all metal on property is being cleaned up and any that can be sold is being sold or recycled.

Hobbs asked what the hours are at the present time. Brad said the hours of operation is now from 7 am to 3 pm but the foreman gets there to open the gates at 6:30 am. The kiln runs around the clock.

## STANDARDS FOR GRANTING A SPECIAL USE PERMIT

Approval of a Special Use Permit shall be based on the determination that the proposal will comply with all applicable requirements of this Ordinance, including site plan review, criteria set forth in Article 5 and applicable supplemental standards for the specific use set forth in Article 7. The Planning Commission shall approve, or approve with conditions an application for Special Use Permit only upon finding that the proposed special land use complies with the following standards.

### A. Allowed Special Land Use.

The property subject to the application is located in a Zoning District in which the proposed special land use is allowed. Yes

### B. Compatibility with Adjacent Land Uses

a. The proposed use subject to a Special Use Permit shall be designed, constructed, operated and maintained so as not to diminish the opportunity for surrounding properties to be used and developed as zoned. Yes

b. The proposed special land use will not involve uses, activities, processes, materials, or equipment that will create a substantially negative impact on other conforming properties in the area by reason of traffic, noise, smoke, fumes, glare, odors, or accumulation of scrap material that can be seen from any public street or seen from any adjacent land owned by another person.

Yes, Heartwood will create berm, plant pine trees on berm, and mow grass to lessen impact.

c. If deemed necessary by the Planning Commission, the hours of operation that the special use is allowed to operate, be open or otherwise occur, shall be imposed as a condition of approval to ensure compatibility with the surrounding land uses.

Yes, Hours of operation are from 7 am to 6:00 pm, but if Heartwood Mills want to begin a second shift they would be required to come before the Planning Commission with a written request to extend hours of operation.

d. The proposed use is compatible with the Boyne Valley Township Master Plan.

Yes, the operation was pre-existing non-conforming and is now zoned Industrial.

### C. Public Services

a. The proposed special land uses will not place demands on fire, police, or other public resources in excess of current capacity.

No, have a sprinkler system in place and ponds available on site.

b. The proposed special land uses will be adequately served by public or private streets/roads, water and sewer facilities, and refuse collection and disposal services.

Operating as a saw mill for 42 years. The road was upgraded to a class A road with funds from Town & Country Cedar Homes several years ago.

**D. Economic Well-Being of the Community**

The proposed special land use shall not be detrimental to the economic well-being of the surrounding residents, businesses, landowner, and the community as a whole.

This a benefit to the community for employment.

**E. Compatibility with Natural Environment**

The proposed special land use shall not involve uses, activities, processes, materials, or equipment that will create a substantially negative impact on the natural resources of the Township or the natural environment as a whole.

Will not create a negative impact on the Township natural environment.

**F. Compliance with Supplemental Site Development Standards**

The proposed special land use complies with all applicable supplemental Site Development Standards required under this ordinance.

Yes it complies with the standards.

**G. Conditional Approvals**

The Planning Commission may impose reasonable conditions with the approval of a Special Use Permit, pursuant to **Section 9.06** of this Ordinance.

More trees will be planted on berm. Clean up is an ongoing operation want to be a good neighbor. Hours of operation will be from 7 – 3:30. Possible closing at 6:00 pm. at this time.

**H. Meets the Site Plan review requirement of Article 5 of this Ordinance.**

Yes

Motion to grant the special use permit by Felton second by Skop.

Kelenske Yes , Skop Yes, Felton Yes Motion carried.

Motion to adjourn by Felton seconded by Skop. Motion carried

Meeting adjourned 8:00 p.m.

Submitted by:

Marie Kelenske

Planning Commission Secretary