

PLANNING COMMISSION MINUTES

DATE: June 3, 2013

CALL TO ORDER: Chairman Jim Hawkins called the meeting to order 7:30 PM.

ROLL CALL: Members present – Steve Ryder, Tom Towne, Jim Hawkins Members Absent – Mark Felton

Also Present: Zoning Administrator Leonard Zakrzewski, Township Supervisor Sue Hobbs, Township Treasurer Marie Kelenski

Guests: Steve Matthews, Ed Grice, John Grzelak

APPROVAL OF MINUTES:

Motion by Ryder, Seconded by Hawkins, to approve the minutes of May 6, 2013. All Ayes, Motion Carried.

CITIZEN COMMENTS OF NON AGENDA ITEMS

There were none

NEW BUSINESS

Bluegreen Site Plan Review: Hawkins directed the Review of the presented site plan per Ordinance requirements.

General: Matthews informed the Board that the plan has been scaled down somewhat. They also raised the bar for architecture, the design has been upgraded.

Landscape: The existing trees will be kept.

Stormwater: Bluegreen will bury the lines for snowmaking equipment. Hawkins said he believes the existing ponds are big enough to use. This will be approved by the Charlevoix County Soil Erosion Control Officer.

Emergency vehicle access: Hawkins stated that the emergency access is ok.

Sidewalks, Pedestrian, etc. : This is taken care of in the plan. Grice said this is much needed to keep people from walking in the road.

Loading: Ryder said it appeared to be in the front area of building, Matthews agreed.

Lighting: Adequate

Utilities: All underground

Vehicular and Pedestrian Trails. Looks adequate

Street and Roads: Good

Other permits: Health Department, Stormwater, and Building permits will be acquired.

Ryder asked about the ski patrol easement noted on plans, will this be recorded on the deed? Matthews informed the Board that yes, it will be a recorded easement for the ski patrol. There will be two other recorded easement, one for lift maintenance and the other for special events set up. A deeded easement will also be located between A & B Parking lots for the proposed Boyne Coaster.

MOTION by Hawkins, Towne seconded to approve the site plan for Bluegreen development as presented.

All Ayes, Motion Carried.

McLaren Site Plan Review: Hawkins directed the Review of the presented site plan per Ordinance requirements.

General: Matthews stated that the area noted as Future Plans as shown on print is not a part of this review. Grice stated they have no specific plans for that area at this time so will come back to the Township when a plan is in place. Towne asked about the entrance to the Medical Center; will it be separate from the residential development? Grice responded that it would be a separate gate. Boyne representatives explained that the ski patrol area will be accessed from the second floor and the medical center from the bottom floor. When asked about an elevator, they explained that there would be an elevator.

Landscape: as Bluegreen review.

Stormwater: Hawkins asked about stormwater retention for this area. Developer responded that this would be as existing. Hawkins asked whether the retaining wall would be kept in place. Grice said yes, it would and perhaps expanded on.

Emergency vehicle access: Yes, adequate

Sidewalks, Pedestrian, etc. : The plan shows adequate amount

Loading: Plenty available

Lighting: Grice said the old lighting will be replaced by more attractive parking lot lights.

Utilities: All underground

Vehicular and Pedestrian Trails. Looks adequate

Street and Roads: There will be additional curb cuts.

Other permits: Health Department, Stormwater, and Building permits will be acquired.

MOTION by Hawkins Seconded by Towne to approve the McLaren site plan as presented with the exclusion of the Future Locker Facility as shown on the site plan.

All Ayes, Motion Carried.

OLD BUSINESS:

Reconsideration of motion from the May 6, 2013 Planning Board meeting to change the conditions of rezoning of property numbers 15 002 009 022 10 and 15 002 009 022 30, Scott Morin property, from RR-1 to C-2. The conditions of the rezone change was requested by Scott Morin. Zoning Administrator Zakrzewski informed Morin that any changes to the motion would result in starting over with a new public hearing and approval process for the rezone. Morin told Zakrzewski he would withdraw his request for the change.

MOTION by Ryder, seconded by Hawkins to rescind the Motion to change the conditions of the rezoning of property numbers 15 002 009 022 10 and 15 002 009 022 30, Scott Morin property, from RR-1 to C-2 as approved at the May 6th Planning Board Meeting and continue the approval process with the original condition as agreed to by Morin at the April 9, 2013 public hearing as follows:

“...with condition that there would be no commercial traffic (trucks, loaders, etc.) other than and occasional pickup size commercial vehicle using the easement driveway which is access to the residential properties behind subject property.”

All Ayes, Motion Carried

ADJOURNMENT: Motion by Hawkins, seconded by Towne to adjourn meeting at 9:10 PM. Next Regular meeting scheduled for Monday, July 1, 2013 at 7:30PM.

Submitted by Sue Hobbs, Township Supervisor