

PLANNING COMMISSION MINUTES

DATE: April 7, 2014

CALL TO ORDER: Chairman Jim Hawkins called the meeting to order 7:00 PM.

ROLL CALL: Members present –Jim Hawkins, Mark Felton, and Marie Kelenske, Steve Ryder

Absent: Tom Towne

Also Present: Township Supervisor Sue Hobbs, Kathleen Huber, Neil Gerred, Robbie Gerred, Anthony Cymbalski, Evelyn Cymbalski, Charles Philliben, Kimberly Philliben, Bernie Kondrat, Scott Moran, and Laurie Hodack

APPROVAL OF MINUTES:

Motion by Jim Hawkins seconded by Steve Ryder to approve the minutes of March 3, 2013. All Ayes, Motion Carried.

PUBLIC HEARING

Jim Hawkins opened the public hearing for the Matelski rezone at 7:05.

Boyne USA has requested a rezoning of seven parcels located in sections 9 and 16 The property tax identification numbers and approximate parcel sizes, and current zoning are as follows:

15-002-009-021-00 28.7 acres current zoning C-2

15-002-009-025-00 80 acres current zoning RR-1

15-002-016-001-00 39.5 acres current zoning RR-1

15-002-016-006-00 17.3 acres current zoning C-2 currently has house and barn located on this parcel.

15-002-016-010-00 5.25 acres current zoning C-2

15-002-006-003-00 31 acres current zoning C-2

15-002-016-008-10 .84 acres current zoning not zoned

The parcels proposed for rezoning are almost entirely vacant.

Hawkins explained what a C-1 Resort Commercial District would be compared to C-2 Commercial District . In 2007 the property was conditionally rezoned from RR-1 to C-2 for a

motor home park. The project was abandoned and therefore the zoning reverted to the previous designated zoned districts. The property has now been purchased by Boyne Mountain and they have requested that the parcels be rezoned to C-1 Resort Commercial the purpose of this is intended to provide areas for business uses that primarily serve the tourist needs of the township. Boyne USA has extensive acreage which they own directly across M-75 highway which is zoned C-1. This is not spot zoning. All C-1 District require site plan approval and would therefore include a public hearing. It was explained that Boyne Mountain have plans for soccer and lacrosse fields with the necessary amenities. Kimberly Philliban asked if zoning was not change what the other options would be. Jim told the audience that this is just a zoning change that in the early 90's this property was changed to C-2 Commercial District and any type of business could be built. Scott Morin asked the board to hold off on the rezoning until he talks with Ed Grice and Steve Kircher. He has concerns about the soccer and lacrosse fields being close to his residence. Robbie Gerred is concerned about the entrance to the fields because of a lot of traffic turning around in her driveway or driving to her home and turning around in her yard. Boyne Mountain wants to keep the property more family friendly than commercial.

Public Hearing closed at 7:30

Steve Ryder made the motion to change the Zoning to C-1 Resort Commercial, Mark Felton seconded, all in favor. Motion passed.

Jim Hawkins opened the public hearing at 7:35 on rezoning the Village Property to Conservation Reserve. Parcel number 15-002-016-008-20.

Public Hearing closed at 7:45.

Motion by Steve Ryder to rezone to Conservation Reserve seconded by Mark Felton. Motion carried.

Planning Board Meeting reopened at 7:46 pm

Boyne Mountain asked for a one year extension for the Bluegreen site for building of the new condo's and McLean Medical Clinic.

Motion by Jim Hawkins and seconded by Steve Ryder to grant the one year extension. Motion carried.

OLD BUSINESS:

No old business.

Next meeting: May 5th at 7:00 p.m.

Motion by Mark Felton seconded by Steve Ryder

Meeting adjourned at 8:15 pm

Submitted by Marie Kelenske, Planning Board Secretary