

## PLANNING COMMISSION MINUTES

**DATE: June 2, 2014**

**CALL TO ORDER:** Chairman Steve Ryder called the meeting to order 7:01 PM.

**ROLL CALL:** Members present – Steve Ryder, Laurie Hodack, Mike Skop, Mark Felton, and Marie Kelenske,

**Also Present:** Township Supervisor Sue Hobbs, Scott Morin , Mary Campbell, Mark Brzezinski, JoAnn Gibes, Kenneth Grose, and Eric Franckowiak

### **APPROVAL OF MINUTES:**

Motion by Mike Skop seconded by Laurie Hodack to approve the minutes of May 5, 2014. Roll call vote, All Ayes, Motion Carried.

**CITIZENS COMMENTS:** No comments on Boyne USA project.

**OLD BUSINESS:** Site Plan approval for Boyne USA Property

Steve Ryder read a note acknowledges receipt of the letter from Benaway & Pagels P.C. representing Scott Morin. While we understand the concerns raised by Mr. Morin, the Planning Commission has no authority to require anything beyond what is required by the Township Zoning Ordinance. Some of the issues raised by Mr. Morin have been addressed in the preliminary site plan approval.

Mr. Morin asked the Planning Commission not to approve the plans until he resolves issues he has with Boyne USA. Mrs. Hobbs reminded the Board that the new site plan presented by Boyne did move the setback on the lot line to 150-165 feet. If Mr. Morin is not happy with what Boyne USA is doing it is now a civil matter and the Zoning Board is required to approve the plans if they meet our Zoning Ordinance.

Motion tonight will incorporate the Findings of Fact of May 5, 2014 Planning Commission meeting and all, requirements raised at that meeting, were approved and met by Boyne USA.

Motion by Mark Felton to accept revised site plans and the Findings of Fact dated May 5<sup>th</sup> seconded by Laurie Hodack.

Roll call vote:

Steve Ryder Yes, Mark Felton Yes, Mike Skop Yes, Laurie Hodack Yes, Marie Kelenske Yes

Motion carried.

### **AMEND ZONING ORDINANCE ON ALLOWING FENCES AND SETBACK:**

Currently our Zoning Ordinance does not state the placement of a fence in a back yard or side yard. Sue Hobbs explained that the fence should be placed 2 (two) feet from the property line in order to mow the grass and maintain the fence for proper care. The fence should be with the good side facing the neighbors or back side of fence. A sample ordinance will be presented at the July meeting for consideration and adopting.

### **MASTER PLAN:**

Mary Campbell handed out notebooks to the committee consisting of Rec Plan committee and Planning Commissioners. They are JoAnn Gibes, Laurie Hodack, Mike Skop, Mark Felton, Steve Ryder, Marie Kelenske, Sue Hobbs, Eric Franckowiak and Mark Brzezinski as an interested citizen.

Mary explained what a Master Plan is. A Master Plan is a guide for future development in the Township and Village. It needs to be reviewed every 5 years or as needed. We will be looking for input from the neighboring townships and local individuals.

It was also noted that MDOT is to start repaving U.S. 131 S from Elmira Hill to Thumb Lake Road in 2016 and a discussion on a street scape design is in the works from Boyne Mountain road to Thumb Lake Road. Boyne Mountain has expressed an interest in paying for the design of the Street Scape but we need the people of the Village, Township and other interested citizens on what their desires are. A date needs to be set for completions so it coincides with MDOT completion.

Think about what you want to happen in the Township or Village 10-20 years down the road. Make notes, Set Goals.

**Next meeting:** July 7<sup>th</sup> at 7:00 p.m.

Motion by Mark Felton seconded by Laurie Hodack to adjourn.

Meeting adjourned at 8:45 pm

Submitted by Marie Kelenske, Planning Board Secretary