

BOYNE VALLEY TOWNSHIP
PLANNING COMMISSION MINUTES

DATE: August 3, 2015

CALL TO ORDER: Vice Chair, Mike Skop called to order 7:00 PM.

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

ABSENT: , Steve Ryder

ALSO PRESENT: Township Zoning Administrator/Supervisor Sue Hobbs,

PUBLIC: Kevin Leslie, Alex Leslie and Ida Miller

APPROVAL OF MINUTES: Motion by Skop seconded by Hodack, to approve the minutes of June 1, 2015. Motion Carried

CITIZEN COMMENTS OF NON AGENDA ITEMS: None

NEW BUSINESS:

Consideration of Application to Rezone property # 15 002 007-014-00. Property is on Deer Lake Rd. from RR1 – C-1 requested by Kevin Leslie. Mr. Leslie wants to purchase property to construct cabins for rental they would be 1,000 – 2,000 square feet. A barn and a lodge would also be constructed. Construction could begin in 2016 with 4 (four) midsize cabins to be built first with a couple each year until complete. Parking and lodge would be close to Deer Lake Rd. C-1 zoned property is already across road which is owned by Boyne Mountain. The cabins would be similar to the cabins on Boyne Mountain with more space between them. The larger cabins would house a maxim of 12 people.

Open Public Meeting at 7:35

A letter was sent to all property owners within 300 feet to attend the meeting and voice their opinions but none appeared and there was no letters received from property owners.

Motion by Hodack, seconded by Skop to close the public hearing at 7:37p.m.

The Planning Commission reviewed the Criteria for Rezoning:

1. Consistency of the proposed zoning with the goals, policies and Land Use Map of Boyne Valley Township Land Use Plan.
Yes. Property adjacent to separated only by road is zoned C-1

2. The compatibility of the site's physical, geological, hydrological and other environmental features with the host of uses permitted in the proposed zoning district.

The site is manageable . John Furgerson working with Mr. Leslie on spacing and construction of cabins.

3. The compatibility of all the potential uses allowed in the proposed zoning district with the surrounding uses and zoning in terms of land suitability, impacts on the environment, density, nature of use, traffic impacts, aesthetics, infrastructure and potential influence on property values.

This project would enhance to area. The Commission requested that Mr. Leslie and Mr. Furgerson work with the road commission to design an entrance for traffic safety.

4. The capacity of Township infrastructure and services sufficient to accommodate the uses permitted in the requested district without compromising the "health, safety and welfare" of the Township. These utilities and services include, but are not limited to, sanitary and storm sewers, water and electrical service, police, fire and emergency medical service protection, healthcare facilities, schools, parks and recreation facilities, etc.

Approved, agreed it is sufficient. No problem on main road. Will want to do soil borings for drain fields and septic system for the cabins and lodge.

5. The capacity of the street system to safely and efficiently accommodate the expected traffic generated by uses permitted in the requested zoning district.

The applicant is to meet with County Road Commission to discuss entrances and use.

6. The apparent demand for the types of uses permitted in the requested zoning district in the Township, and surrounding area, in relation to the amount of land in the Township, and surrounding area, currently zoned and available to accommodate the demand.

The demand is high for this use.

7. All of the uses permitted in the proposed zoning district shall not cause detrimental environmental impacts, including, but not limited to, excessive storm water runoff, water pollution, air pollution, noise pollution, excessive nighttime lighting or other environmental harm.

The requirement for down lighting will be a part of final site plan. Need to consider retention pond for water runoff.

8. The boundaries of the requested zoning district are sufficient to meet the dimensional regulations for the zoning district listed in the Townships Zoning requirements.

Approved. Agreed that there is adequate area for this type of construction. Mr. Skop questioned the size of the lodge and to consider landscaping to enhance the size of the building so it blends in with the area and lighting to be all down lighting.

9. If a rezoning is appropriate, the requested zoning district shall be more appropriate from the Township's perspective than another zoning district.

Yes, adjacent to other commercial activities.

10. The ability of the applicant to satisfy any requirement (e.g., site plan, etc.) applicable to the specific use imposed pursuant to zoning and land use regulations.

It was the Board's consensus that the applicant will perform.

MOTION: Motion by Hodack to recommend to the Township Board that property #15 002 007-014-00 be rezoned from RR-1, Rural Residential to C-1 Commercial as requested from Mr. Leslie so that he can work on purchasing the property. Seconded by Skop.

All Ayes, Motion Carried.

OLD BUSINESS

Changes in Zoning ordinance need to have full board available for discussion on what is a structure, adult business, granny flats, wine distilleries, size of signs and medical marijuana.

The Planning Commission set a date for the Public Hearing on the Master Plan for Tuesday, September 8th at 7 p.m. due to Labor Day being on the Commission's normal meeting day.

Next meeting scheduled September 8th at 7:00 pm.

ADJOURNMENT: Motion by Felton seconded by Skop to adjourn. Motion carried

Meeting adjourned at 8:30 p.m.

Submitted by Marie Kelenske

Planning Commission Secretary