

BOYNE VALLEY TOWNSHIP
PLANNING COMMISSION MINUTES

DATE: June 1, 2015

CALL TO ORDER: Vice Chair, Mike Skop called to order 7:06 PM.

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

ABSENT: Mark Felton, Steve Ryder

ALSO PRESENT: Township Zoning Administrator/Supervisor Sue Hobbs, Mary Campbell, MC Planning & Design, JoAnn Gibes, Recreation Planning Board

PUBLIC: David Wiltfong, 1859 M-75 S, Boyne City.

APPROVAL OF MINUTES: Motion by Hodack, seconded by Skop to approve the minutes of May 4, 2015 as presented.

CITIZEN COMMENTS OF NON AGENDA ITEMS: There were none

NEW BUSINESS:

Consideration of Application to Rezone property # 15 002 009 016 15, Adam Schoener, Boyne Falls Storage from RR-1, Rural Residential to C-2, Commercial.

Zoning Administrator, Sue Hobbs explained that the property number for the subject parcel is 15 002 009 016 20. The number on the application is incorrect (ending in 15). This apparently was changed when it was sold to Adam Schoener.

Skop opened the public hearing at 7:09 p.m. Wiltfong stated that he was just concerned about what might be going in there. He wanted to know if there was going to be any pollution from boat washing, etc. Skop responded that, during the preliminary site plan, the applicant was told there he would need to install an oil separator to capture any oil or gas spilled or washed off the boat or vehicles to keep it out of the groundwater. Wiltfong asked about additional buildings. The Board explained that the construction would be in phases but there will be only one area for washing boats and vehicles. He questioned whether or not there would be anything industrial and was told there would not be. Additionally, there will be landscaping required for screening the storage units from residential.

Motion by Hodack, seconded by Skop to close the public hearing at 7:14 p.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 and Future Land Use Map was reviewed. It was determined the rezone was consistent with these plans.

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

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.

The zoning is consistent with the industrial, commercial and other surrounding uses.

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.

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.

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.

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 Skop to recommend to the Township Board that property #15 002 009 016 20 be rezoned from RR-1, Rural Residential to C-2 Commercial. Seconded by Hodack.

All Ayes, Motion Carried.

OLD BUSINESS: Mary Campbell, MC Planning and Design, asked if there were any questions or changes for the Master Plan updates which was sent to all Board members electronically. The changes discussed at the last meeting were highlighted.

There was a brief discussion regarding maps and land use based on vegetation and soils and how much areas in the Township might be unbuildable due to restrictions for sewer. Campbell said those are not necessarily unbuildable but would require more expensive septic systems.

Campbell is going to add information that the full survey completed for the Master Plan is available at the Township Hall.

MOTION: Motion by Kelenske, seconded by Hodack to recommend authorization to Township Board to distribute Master Plan to adjacent townships, Boyne City and the County.

All Ayes, Motion Carried.

Campbell explained that, after the Master Plans are distributed, they have 63 days to comment back to us. The Planning Board will then hold a Public Hearing and then recommend to the Township Board to pass a resolution to adopt the new Master Plan. Mary will send a cover memo explaining the 63 days.

The Planning Commission set a date for the Public Hearing on the Master Plan of August 31st at 7 p.m. due to Labor Day being on the Commission's normal meeting day.

Next meeting scheduled for July 6th at 7:00 pm.

ADJOURNMENT: Motion by Skop, seconded by Hodack to adjourn. Motion carried

Meeting adjourned at 8:19 p.m.

Submitted by Marie Kelenske

Planning Commission Secretary