

BOYNE VALLEY TOWNSHIP
PLANNING COMMISSION MINUTES

July 5, 2023

Call to Order: Meeting called to order at 7:08 by Mark Felton

Roll Call: Russ Koeman, Bill Cousineau, Mark Felton

Absent: Rudy Kondrat and Jason Blanford

Also Present: Linda Reynolds, Ken Lane. **See attached sign-in sheet for community members**

Approval of Minutes from June 5, 2023

Motion by Cousineau; second by Koeman to approve minutes as written. Motion carried.

Citizen Comments on Non-Agenda Items: None

Old Business:

- a. Boyne Mountain Resort: rezoning request. The Planning Commission's approval recommendation from the June 5, 2023 meeting of the rezoning of 15 parcels from C-2, RR-1, and AF, to C-1 is under review and comment with the Charlevoix County Planning Commission until July 8, 2023. Discussion of the rezoning of the remaining 14 parcels. Ken Lane drafted findings with his opinion as to whether the rezoning request has satisfied the evaluation standards. **See Memorandum dated 6-29-23.** Motion by Koeman to recommend approval to the Township Board of Trustees the rezoning request by Boyne Mountain Resort of 14 parcels to C-1 Resort Mixed Use because the applicable standards of the Boyne Valley Township Zoning Ordinance have been met. Second by Cousineau. Koeman-aye; Cousineau-aye; Felton-aye. Motion carried.
- b. Zoning Ordinance Amendment Discussion: M-75 Overlay and Accessory Buildings. Ken Lane explained the drafting amendments to the zoning ordinance relating to an overlay district along M-75. **See attached Discussion Draft dated 7-5-23.** Discussion included defining "living space" to include kitchen facilities, bedroom, etc.

New Business: None

Zoning Administrator Report: **See attached BVT Zoning Administrator Report-June**

Motion by Felton to adjourn the meeting; second by Koeman. Motion carried.

Meeting adjourned at 8:17 p.m.

Respectfully submitted,

Linda Reynolds, Secretary

Sign In 7.5.23

Don Wright

Henry Byena

Christine Dixon

KEN LANE - ZONING ADMIN.

MIKE ~~SKIP~~ BOYNE FALLS TRAINING Center

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