

BOYNE VALLEY TOWNSHIP  
PLANNING COMMISSION MINUTES

December 5, 2022

Call to Order: Meeting called to order at 7:10 by Koeman

Roll Call: Bill Cousineau, Russ Koeman, Bernie Kondrat

Also Present: Linda Reynolds, Sue Hobbs, Bill Matelski

Not Present: Mark Felton and Lenore Senter

Approval of Minutes from November 7, 2022

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

Citizen Comments on Non-Agenda Items: None

Old Business:

a. Zoning Ordinance

- i. Solar panels-make sure solar panels ordinance is in new book
- ii. 2-2 "accessory building" definition, minor 150 square feet or less
- iii. 2-8 add "kennel" to definitions
- iv. 3-5 Section 3.04
  1. Accessory building without principal
    - a. Minimum 800 sq ft living space w/16 ft sidewalls
  2. Building coverage not to exceed 20% of the square footage of your property
- v. 3-6 Section "as a principal use"
- vi. 3-18 Vehicle parking and access driveway by Road Commission
  1. Add to site permit to show driveway
- vii. 4-6 dog kennels
  1. Discussed; copy guidelines into our ordinance book
- viii. 4-9 Section C-2 Commercial 2 acres
  1. Discussed/no changes

- b. Motion to present Zoning ordinance recommendations to Township Board by Cousineau; seconded by Kondrat. Motion carried.

New Business: none

Zoning Administrator Report: no report

Motion by Cousineau to adjourn the meeting; seconded by Kondrat. Motion passed.

Meeting adjourned at 7:45 p.m.

Respectfully submitted,

Linda Reynolds, Secretary

BOYNE VALLEY TOWNSHIP  
PLANNING COMMISSION MINUTES

November 7, 2022

Call to Order: Meeting called to order at 7:00 by Mark Felton

Roll Call: Bill Cousineau, Russ Koeman and Mark Felton

Also Present: Linda Reynolds, Sue Hobbs, Bill Matelski, Lynn Sparks

Not Present: Lenore Senter

Approval of Minutes from September 6, 2022

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

Citizen Comments on Non-Agenda Items: None

Old Business: No old business

New Business:

- a. M-75 Overlay: Felton made a motion for the M-75 overlay zone and extend to 2000 feet in both directions along the M-75 corridor which is from the Boyne Falls village limits to the Wilson Township line; second by Cousineau. Motion passed.
- b. M-75 Housing Development-Brenda R: reviewed two site plan options for the M-75 development. Questions for Brenda include 1.) will there be any single family dwellings for sale? And 2.) access points?

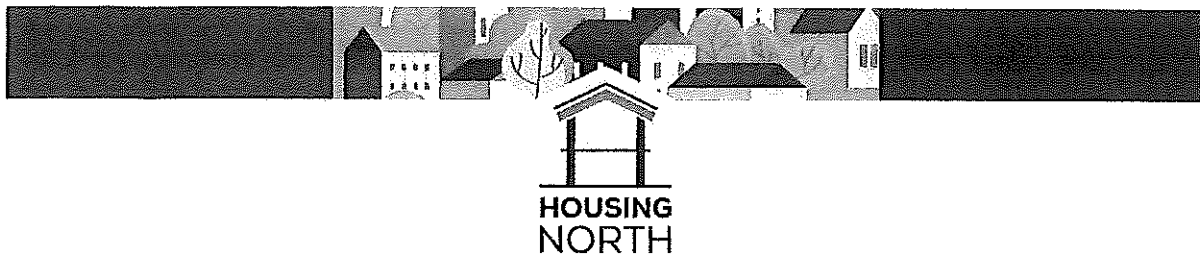
Zoning Administrator Report: continue to work on projects

Motion by Felton to adjourn the meeting; seconded by Koeman. Motion passed.

Meeting adjourned at 8:55 p.m.

Respectfully submitted,

Linda Reynolds, Secretary



## MEMO

Date: March 18, 2022  
From: Steve Schnell, Charlevoix County Housing Ready Program Director  
To: Boyne Valley Township Planning Commission  
Re: **Workforce Housing – Residential PUD Overlay Zoning Update**

The Boyne Valley Township Master Plan was recently adopted and includes some important goals to create more housing. Boyne Valley Township is in a unique position to be able to provide more housing and new housing types. Public utilities are in good supply along the M-75 corridor in the township, between Boyne City and Boyne Falls. With some updates to the zoning code there could be many new housing units created along this corridor that would enhance the economy and build more opportunities for families in Boyne Valley Township to thrive.

The Township Planning Commission has expressed interest in fulfilling the goals of the master plan and in making some housing-related updates to the zoning ordinance. The following is a draft of zoning ordinance language that can be used to allow more housing types in the area along the M-75 corridor. This is a first draft meant to spark discussion and can be altered to meet the needs of the township. It is based on language used first in Emmet County and adopted more recently in Boyne City. The basic elements are as follows:

- This draft overlay zoning district that extends 1500 feet, on both sides of the M-75 corridor for the same distance along M-75 that corresponds to the existing location of the sanitary sewer system.
- After one zoning amendment that adopts this overlay, subsequent applications within this PUD-RO overlay district would be by Special Use Permit only, no need for rezoning.
- Allows for application by anyone within 1500 feet of the M-75 right of way. This distance should be discussed, see map below.
- Permits new types of housing units including multi-family, townhomes, apartments.
- Provides ability to alter setbacks, parking requirements, and density and other dimensional requirements in a similar manner to the existing Township PUD standards.
- Fully utilizes the proximity of these properties to utilities (sanitary sewer) to provide the important housing that the community can most benefit from.

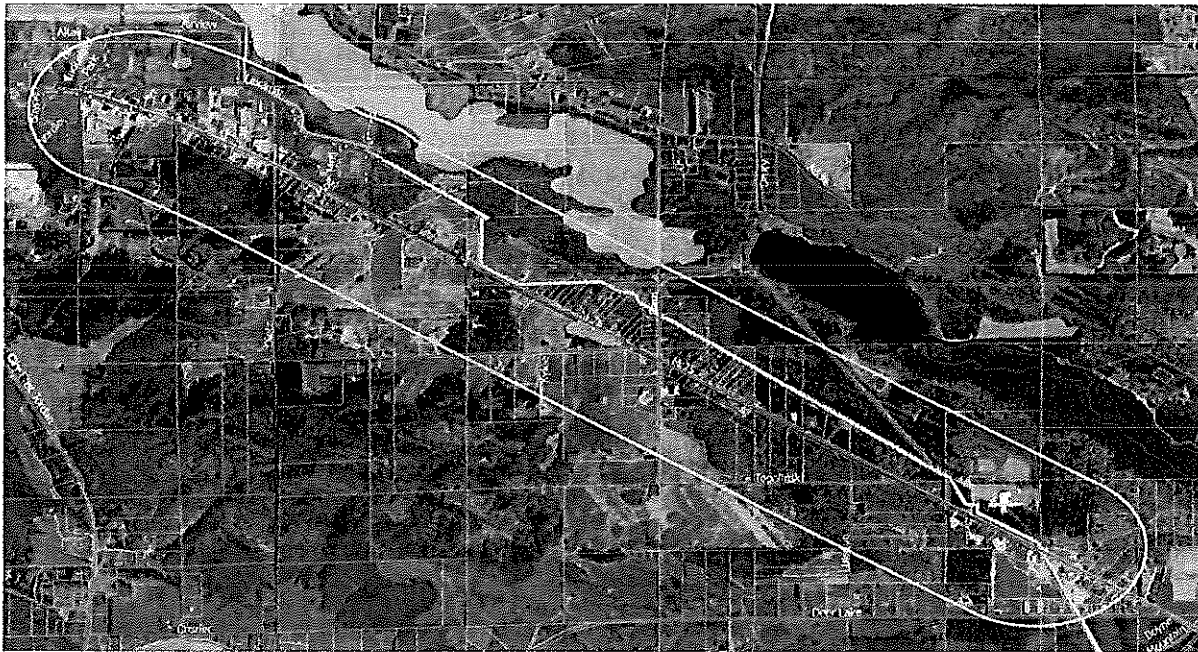
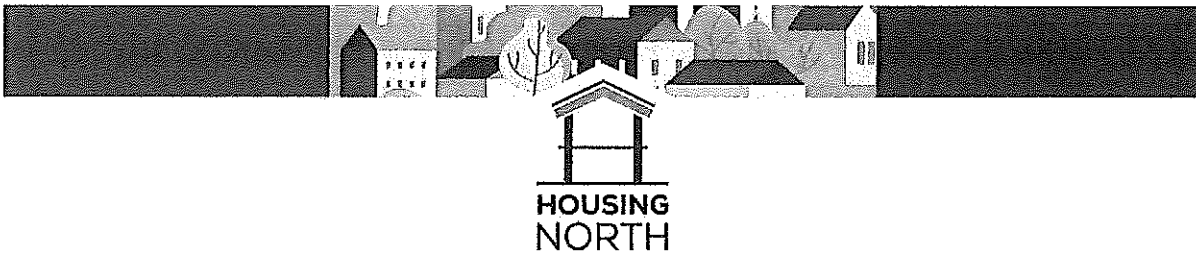
These zoning updates are supported by the Master Plan's stated goals to address the need for more worker/employee housing and affordable housing along the M-75 corridor.

**NOTE:** further detailed review of this draft will be necessary to ensure proper references to the existing ordinance sections and consistency with other zoning requirements. This is a 1<sup>st</sup> draft for discussion purposes only!

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*IMAGE: The area outline in yellow shows a potential overlay zone that extends 1500 feet in both directions, starting from the center of M-75 to the eastern end of the sanitary sewer's current location.*

The draft zoning ordinance language for your review and discussion is as follows:

### **Planned Unit Development Residential Overlay (PUD-RO)**

#### **Section \_\_\_\_ Intent**

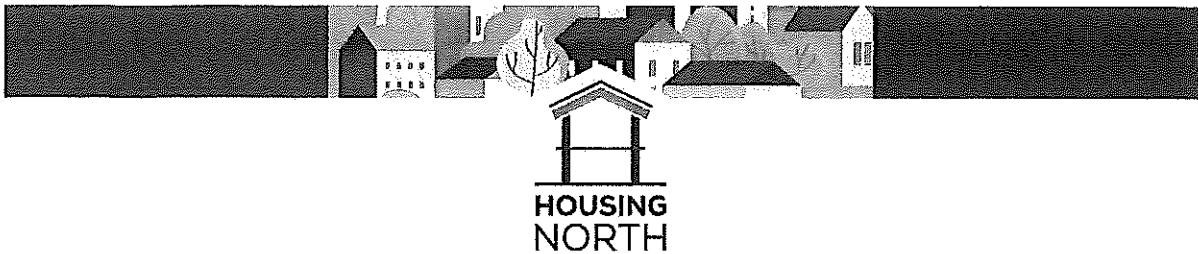
The PUD Residential Overlay is structured and designed to advance the following goals:

- A. To encourage more appropriate planned residential community through application of comprehensive land use planning techniques.
- B. To provide a forum for communication between developer, township officials, and community as to the details of the proposed project while providing an efficient and timely review process.
- C. To provide for a mix of land use types that are coordinated both within a project site and with the neighboring parcels to be complimentary land use planning.
- D. To incentivize clustering of land uses, buffering of land uses, and orderly movement of on-site transportation with neighboring streets and land uses.
- E. To provide appropriate site development that respects natural habitats, open spaces, and environmental concerns while still allowing for lower overall construction costs, resulting in reduced cost housing.
- F. To coordinate development of larger tracts of land to be efficient in its provision of housing, circulation, and utility services.

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- G. To allow more flexibility in land development with respect to building setbacks, building densities, parking requirements, housing types, and other standard zoning requirements.
- H. To encourage more housing development of types including those that are not currently being provided that meet a need in the community, along with a mixture of land uses.

#### **Section \_\_\_\_ Establishment of Residential Overlay area**

The PUD-RO is established as an overlay area with the underlying zoning remaining in place and shall be available as a conditional use for condominium developments, including site condominiums, platted subdivisions, and land divisions. The area where PUD-RO overlays are allowed are any properties within 1,500 feet of the edge of the right of way of M-75 within the township. The PUD-RO can be applied to property farther than this distance for that distance along a property line of a parcel that has at least 50% of its land area within 1,500 feet of the edge of the M-75 right of way.

#### **Section \_\_\_\_ Eligibility Criteria.**

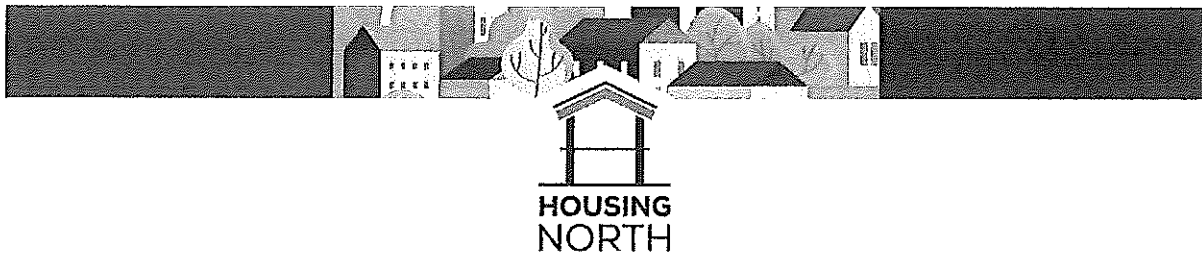
To be eligible for PUD-RO the applicant must present a proposal for residential development that meets all the following criteria.

- A. Recognizable Benefits. An open space community shall result in a recognizable and substantial benefit, both to the residents of the property and to the overall quality of life in the Township. The benefits can be provided through site design elements more than the requirements of this Ordinance, such as high-quality architectural design, extensive landscaping, transition areas from adjacent residential land uses, unique site design features, unified access along major thoroughfares, and buffering developments from lakes, rivers, streams, and wetlands.
- B. Minimum Project Size. The minimum size of an open space community development shall be 10,000 square feet of contiguous land. The Planning Commission may consider development of a site less than 10,000 square feet for properties that are located on a paved public street and are adequately served by water and sewer.
- C. Unified Control. The proposed development shall be under single ownership or control, such that there is a single person or entity having proprietary responsibility for the full completion of the project. The applicant shall provide sufficient documentation of ownership or control in the form of agreements, contracts, covenants, and/or deed restrictions that indicate that the development will be completed in its entirety as proposed.
- D. Cohesive Neighborhood. The proposed development shall be designed to create a cohesive neighborhood. Buildings in PUD-RO should possess architectural variety but must enhance the overall cohesiveness of the neighborhood's character and appearance as determined by the Planning Commission.
- E. Density Impact. The proposed density shall not result in an unreasonable increase in the need for or impact upon public services, facilities, streets, and utilities in relation to the use or uses otherwise permitted by this Ordinance and shall not place an unreasonable impact upon the subject site and surrounding land, surrounding property owners and occupants, and/or the natural environment. The Planning Commission may require that the applicant prepare an impact statement documenting the significance of any environmental, traffic, utility, or social-economic impacts resulting from the proposed open space community. Such an impact statement shall be a quantitative comparison of the impacts of both conventional development and the PUD-RO.

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#### **Section \_\_\_\_\_ Review Procedures**

A proposed PUD-RO shall be reviewed in accordance with the procedures of this Article and the conditional use and development plan review procedures as contained in Article (make reference to existing Special Use review procedures).

#### **Section \_\_\_\_\_ Pre-Application Conference**

Pre-Application Conference with the Township Zoning Administrator to review the basic requirements of the Zoning Ordinance as well as to review the procedures and design standards for a PUD Residential Overlay is encouraged. It is an option for the applicant to schedule this conference with the full Planning Commission at a regular or special public meeting, prior to submitting the application.

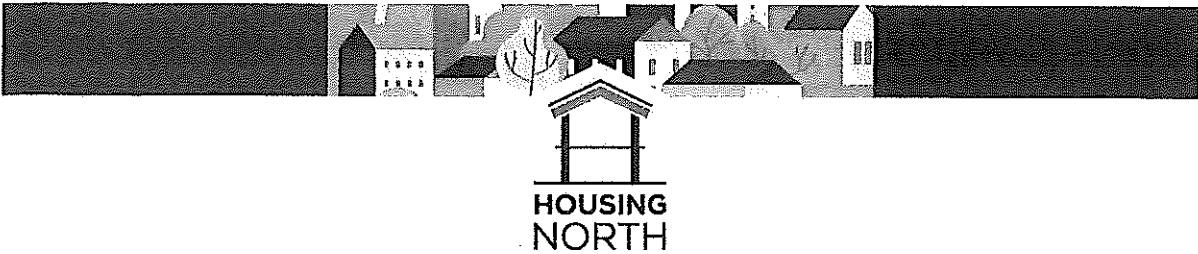
#### **Section \_\_\_\_\_ Preliminary Plan Review**

- A. Plan Requirements: The Preliminary PUD Residential Overlay Plan must contain information showing existing site conditions and proposed land uses, the rationale for the particular use arrangement selected, the identification of special site features recognized in the design, and pertinent density or quantity data to reflect demands on community services.
- B. The Planning Commission, upon a review of the Preliminary PUD Residential Overlay Plan and all supporting documentation, shall act to approve, conditionally approve, or reject the plan. Any conditional approval shall include a listing of conditions necessary to attain approval, and any rejection shall enumerate the reason for rejection. Approval of Preliminary PUD Residential Overlay Plan authorizes the applicant to proceed with the preparation of the Final PUD Residential Overlay Plan.
- C. Public Hearing: A complete application for a Preliminary PUD Residential Overlay Plan must be submitted with the Zoning Administrator at least twenty-four (24) days prior to the date of the Planning Commission meeting, at which a Public Hearing on the plan is to be scheduled. Notice of the public hearing shall be given as required by PA 110 of 2006, as amended.
- D. Preliminary PUD-RO Plan Expiration. Preliminary PUD-RO Plan shall remain in effect until the Final PUD-RO Plan is approved or for 24 months, whichever occurs first.

#### **Section \_\_\_\_\_ Final PUD Residential Overlay Plan Review**

The Final PUD Residential Overlay Plan shall contain all the elements prescribed for the Preliminary Plan, as defined in this Ordinance and shall take into account all of the following:

- A. Filing Requirements: Submittal of a Final PUD Residential Overlay Plan shall be accordance with the submittal requirements of section 6.02 *verify that this is the correct section.*
- B. Necessary Documentation: Final PUD Residential Overlay Plan
  - 1. No Final Plan can be approved until the Preliminary Plan has been approved by the Planning Commission.
  - 2. The Final Plan shall be in basic accord with the approved Preliminary PUD.



3. The development plan requirements as per section 6.02 and 5.05 shall be submitted for Final PUD-RO plan review, unless the Planning Commission determines that some of the required information is not reasonably necessary.
- C. Review for Decision (Final PUD Residential Overlay Plan)
1. The Planning Commission, upon a thorough review of the Final PUD Residential Overlay Plan and all essential supporting documentation shall act to approve, conditionally approve, or reject the Final PUD Residential Overlay Plan.
  2. With the approved Final PUD Residential Overlay Plan the Applicant may proceed with the submittal of zoning permit applications provided all conditions of approval as established by the Planning Commission of the final PUD-RO are satisfied.
- D. PUD Residential Overlay Plan Revisions (Final PUD Residential Overlay Plan)
1. The project must be constructed as indicated on the approved Final PUD Residential Overlay Plan with respect to lot configurations, uses, density, and all other details as illustrated, unless a formal request for revision is made.
  2. Changes or revisions to an approved Final PUD Residential Overlay Plan may be initiated by the applicant. Requests for revisions shall follow the procedures as set forth in Section \_\_\_\_: Final PUD Residential Overlay Plan Review, which will include all relevant filing, hearing, and graphic requirements.
  3. To add flexibility, the Zoning Administrator may approve minor working changes to the Final PUD Residential Overlay Plan as follows:
    - a. Reorientation of buildings provided the intent, concept, and objectives of the PUD Residential Overlay are not circumvented, and no greater impact is exerted on adjacent properties.
    - b. Redistribution of the dwelling units among the proposed structures provided building height is not increased, and the dwelling unit density is not increased.
    - c. Realignment of roads, pedestrian ways, and/or parking lots based on the need to respect site features (topography, soils, bedrock, vegetation); or respond to minor reorientations of buildings.

**Section \_\_\_\_\_ A Final PUD Residential Overlay Plan Expiration, Repeal, or Renewal**

The expiration, repeal and renewal of a PUD Residential Overlay Plan shall be in accord with the following standards:

**A. Plan Expiration**

An approved Final PUD Residential Overlay Plan shall automatically expire after 24 months, following the effective approval date, if all the following apply:

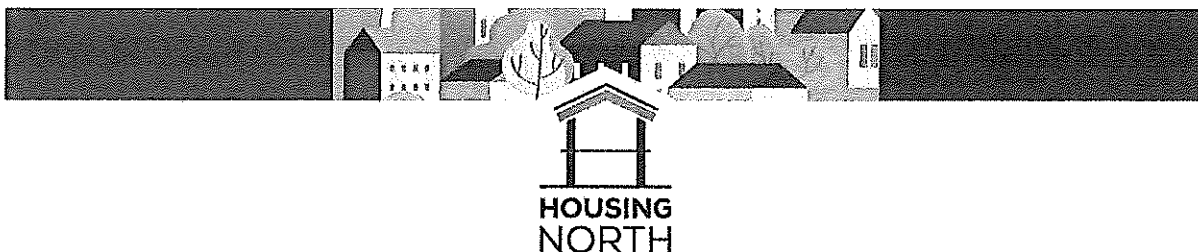
1. No earthwork or construction activities have started, and no valid construction permits are in effect.
2. The project appears to be abandoned, there is no apparent interest in beginning the PUD-RO as established, and no applications for renewal have been received.

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3. No apparent effort is being made to market the PUD-RO project or operate it as an active development.
- B. Plan Renewal In order to renew a PUD-RO Plan, the PUD-RO owner must request the renewal in accordance with the following standards:
1. The PUD-RO owner must request renewal of the PUD-RO Plan before the expiration date.
  2. Renewal shall be by formal action of the Planning Commission.
  3. Renewal requests shall be filed at least twenty-four (24) days prior to the scheduled meeting date of the review body, but no formal public hearing is required.
  4. Renewals shall be for periods not to exceed 12 months, and only two (2) such renewals shall be permitted.

**Section \_\_\_\_\_ Design Standards**

Projects proposed to be designed and developed as Planned Unit Development Residential Overlays shall comply with the design standards of Article \_\_\_\_\_.

**Section \_\_\_\_\_ Perimeter Setbacks**

- A. All PUD-RO projects shall have a perimeter setback of 20% larger than the underlying zoning district, except where more severe zoning setback standards may apply on water-impacted sites. Reduced perimeter setbacks may be proposed by the applicant who must show that the reduction is offset by adequate green screening or other landscaped screening or is in the best interest of the community to allow continuity of a neighborhood or for other reasons subject to approval by the Planning Commission.
- B. The setback area shall be maintained as open space in lawns, landscaping, or wooded areas, and shall exclude paved surfaces (except ingress/egress), parking areas, or buildings of any kind.
- C. Non-motorized pathways and trails may occupy a perimeter setback area, and such space may be used for storm water management, snow storage, and/or drainage systems.

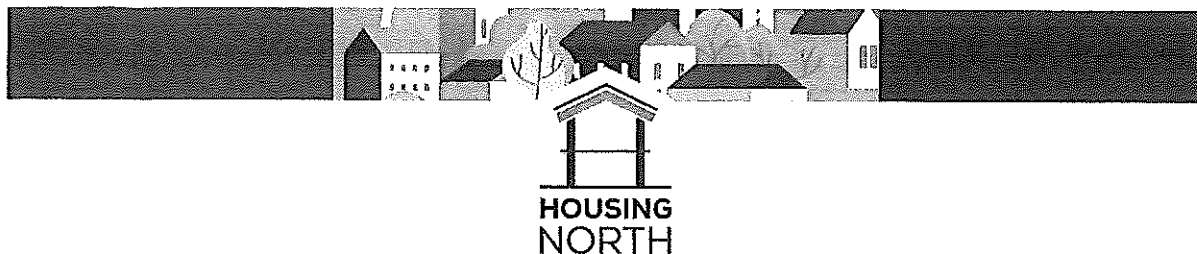
**Section \_\_\_\_\_ Dwelling Unit Density**

- A. The density of residential units within a designated PUD Residential Overlay Project shall not exceed a gross density of 1 dwelling unit per 3,000 square feet.
- A. The calculation of gross site density shall exclude land areas proposed for non-residential uses. Accessory uses of club houses, maintenance garages, and similar community service uses may be counted in the acreage for gross allowable density.
- B. Land included in the calculation of dwelling unit density may include bodies of surface water and any land designated as or determined to be wetlands by the State of Michigan, provided that these areas are buffered by a 35-foot setback and are designated as common use areas. The 35-foot setback may also be included in the density calculations.
- C. In the case of need to interpret the facts of whether the property has wetlands for the purpose of this Section, the Planning Commission may require the expertise of recognized outside agencies or qualified professionals in the field.

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### **Section \_\_\_\_\_ Parking Requirements**

Parking requirements may be determined using the standards in Section 7.13.B.4.c.

### **Section \_\_\_\_\_ Building Area, Height, Arrangement and Spacing**

- A. The building area, height, arrangement and spacing of structures and buildings as prescribed by Article XX schedule of regulations may be modified by the Planning Commission for a PUD-RO Project, meeting the following objectives:
1. Are harmonious with adjacent properties and/or buildings, which indicates mutual respect for property values.
  2. Keeping in scale with the community, recognizing the role of community image in tourism, recreation, industrial attraction, and other aspects of economic development.
  3. To the extent feasible or practical, respect scenic views from adjacent parcels, other on-site buildings, and tourist travel routes.
  4. Building height requirements as set forth in Section 7.13.B.4.d.
  5. Discourage long, unbroken building walls where it could detract from scenic views and/or other aesthetic values.
  6. Arrange uses within the PUD-RO Project to serve use transition objectives, where such may be necessary to harmoniously blend the PUD-RO into the specific community area.
  7. Dwelling Units shall be spaced a minimum of ten (10) feet apart

### **Section \_\_\_\_\_ Other Zoning Standards That May Apply**

The design standards of the PUD-RO shall apply to all PUD-RO projects. Any PUD-RO Project proposing or requiring standards not specifically included this Ordinance, shall be subject to the standards in the Zoning Ordinance that apply to the design element. These include, but are not necessarily limited to fencing, signing, lighting, greenbelts, and related standards.

### **Section \_\_\_\_\_ Site Consolidation for Coordinated Development**

The PUD-RO process may be applied for the purpose of consolidating several properties, under separate ownership, to encourage a coordinated planned development as though the properties were a single parcel. The use of the following permitted PUD-RO recommendations, under this subsection, will allow adjoining properties to establish a more desirable plan; primarily because the two or more parcels may vary in area, width, depth, and shape. By cooperating on a PUD-RO, which consolidates two or more ownerships, the following advantages are offered:

- A. Joint planning for the most opportune building sites.
- B. The promotion of architectural unity.
- C. Providing an integrated road system, including service roads, and/or integrated utility easements and facilities.
- D. Provide for connectivity to off-site non-motorized facilities. A PUD-RO Plan for site consolidation for coordinated development shall be binding upon the two or more properties over which projected roads and/or utility improvements have been planned.

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BOYNE VALLEY TOWNSHIP  
PLANNING COMMISSION MINUTES

September 6, 2022

Call to Order: Meeting called to order at 7:00 by Mark Felton

Roll Call: Bill Cousineau, Russ Koeman and Mark Felton

Also Present: Linda Reynolds, Bernie Kondrat, Sue Hobbs, Bill Matelski, Nick Barber, Royce Bennett, and Glenda Bennett

Not Present: Lenore Senter

Approval of Minutes from August 1, 2022

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

Citizen Comments on Non-Agenda Items: None

Old Business: No old business

New Business: New zoning application received by Royce Bennett for a new steel truss building to add 11 new efficiency apartments with retail space and potential for brewery. See zoning application for description.

Motion by Koeman; second by Cousineau to approve the zoning application.  
Motion passed.

Zoning Administrator Report: continue to work on projects

Motion by Cousineau to adjourn the meeting; seconded by Koeman. Motion passed.

Meeting adjourned at 8:45 p.m.

Respectfully submitted,

Linda Reynolds, Secretary

BOYNE VALLEY TOWNSHIP  
PLANNING COMMISSION MINUTES

August 1, 2022

Call to Order: Meeting called to order at 7:00 by Mark Felton

Roll Call: Bill Cousineau, Russ Koeman and Mark Felton

Also Present: Linda Reynolds and Bernie Kondrat

Not Present: Lenore Senter

Approval of Minutes: Koeman made the motion to approve with these changes: Lenore Senter was absent on May 2, 2022 meeting; Russ Koeman was absent on June 6, 2022 meeting. Cousineau seconded with changes. Motion carried.

Citizen Comments on Non-Agenda Items: None

Old Business: No old business

New Business: New zoning application received by Royce Benett for a new steel truss building to add 11 new efficiency apartments with retail space and potential for brewery

Zoning Administrator Report: Bill Matelski was not present

Motion by Cousineau to adjourn the meeting; seconded by Felton. Motion passed.

Meeting adjourned at 8:05 p.m.

Respectfully submitted,

Linda Reynolds, Secretary

BOYNE VALLEY TOWNSHIP  
PLANNING COMMISSION MINUTES

June 6, 2022

Call to Order: Meeting called to order at 7:00 by Mark Felton

Roll Call: Bill Cousineau, Lenore Senter, Marie Kelenske and Mark Felton

Also Present: Larry Organek, Linda Reynolds

Approval of Minutes: May 2 was not approved on June 6 due to not having printed the minutes for all to review.

Citizen Comments on Non-Agenda Items: Larry Organek brought up the pond/river/dam project and that a feasibility study would be done first.

Old Business: No old business

New Business: No new business

Zoning ordinance notes for possible changes:

Should a pole building be allowed to be constructed in front of a residence?

Specific use of the building? Height? What percentage of the pole building to be used as living space?

Minimum landscape buffer? Leave a percentage of trees?

Should fertilizer/landscaping not be allowed so many feet before a lake/pond?

Change wording of marijuana to cannabis

Zoning Administrator Report: Bill Matelski was not present

Motion by Cousineau to adjourn the meeting; seconded by Felton. Motion passed.

Meeting adjourned at 8:00 p.m.

Respectfully submitted,

Linda Reynolds, Secretary

BOYNE VALLEY TOWNSHIP  
PLANNING COMMISSION MINUTES

May 2, 2022

Call to Order: Meeting called to order at 7:00 by Mark Felton

Roll Call: Russ Koeman, Bill Cousineau, Marie Kelenske and Mark Felton

Also Present: Linda Reynolds, Larry Organek, and Dan Ulrich

Approval of Minutes from April 4, 2022

Motion by Koeman seconded by Kelenske. Motion carried

Citizen Comments on Non-Agenda Items: Larry Organek announced there will be a Charlevoix County Road Commission meeting on May 9 at 9:00 a.m. to discuss the speed limit on C-48 by the Dollar General. The speed limit of 35 miles an hour for the 1/3 mile stretch will be discussed.

New Business:

Discussion of recreational/medical marijuana facilities in the township. Motion by Cousineau to not allow recreational/medical marijuana facilities in the township; seconded by Kelenske. Motion passed.

Zoning ordinances notes:

Storage containers-how many is suitable on property? 2? Size of containers?

Pole buildings-height? Pitch? Rentals?

Glamping domes-how many is suitable on property?

Landscape buffer-height?

Zoning Administrator Report: Bill Matelski was not present

Motion by Kelenske to adjourn the meeting; seconded by Cousineau. Motion passed.

Meeting adjourned at 8:35 p.m.

Respectfully submitted,

Linda Reynolds, Secretary

BOYNE VALLEY TOWNSHIP  
PLANNING COMMISSION MINUTES

April 4, 2022

Call to Order: Meeting called to order at 7:00 by Mark Felton

Roll Call: Russ Koeman, Bill Cousineau, Lenore Senter, Marie Kelenske and Mark Felton

Also Present: Sue Hobbs, Bill Matelski, Steve Schnell, Jason Blanford, Drue Wright, and Larry Organek

Approval of Minutes from March 7, 2022

Motion by Cousineau with change of Mark Felton was not present; seconded by Senter to approve with change. Motion carried

Citizen Comments on Non-Agenda Items: None

New Business:

Public Hearing for the special use permit for the property at 4500 Denise Rd. No feedback from residents. Jason Blanford continued his request for the four Glamping Domes to be used for short term stays. One family per unit with four-person limit. Domes will be 50-75 feet apart with a gravel parking lot and driveway. Existing well to be used and septic has been inspected.

Motion by Senter to approve special use permit; seconded by Cousineau. Motion passed.

Drue Wright is owner of Happy's Taco Shop with locations in Boyne City, Petoskey, and Traverse City. The Boyne City location is on M-75 S and has the commercial kitchen which is used for their food truck. Happy's Taco Shop is requesting a special use permit to allow the use of the food truck at the property. Further research revealed that a special use permit is not needed as the commercial property meets the zoning requirements.

Motion by Kelenske to allow the commercial property to be used under its current use; seconded by Senter. Motion passed.

Steve Schnell followed up to see if there were any additional questions about the overlay for the new development on M-75. More discussion to follow at a later date when the Planning Commission begins working on the Zoning Ordinance.

Zoning Administrator Report: continue to work on new projects

Motion by Cousineau to adjourn the meeting; seconded by Felton. Motion passed.

Meeting adjourned at 8:00 p.m.

Respectfully submitted,

Linda Reynolds, Secretary



BOYNE VALLEY TOWNSHIP  
PLANNING COMMISSION MINUTES

March 7, 2022

Call to order: Meeting called to order at 7:00 pm by Russ Koeman

Roll Call: Russ Koeman, Bill Cousineau, Lenore Senter, and Marie Kelenske

*Absent*

Also present: Mark Felton

Also Present Sue Hobbs, Bill Matelski, Steve Schnell, Laura Blanford, Jason Blanford,,  
Bernie Kondrat, Lynn Sparks, and Bill Rolinski

Approval of Minutes from November 7, 2021

*11.01.21  
11.07.21*

Motion by Cousineau second by Koeman to approve minutes as written. Motion  
Carried

Citizen Comments on Non-Agenda Items: None

New Business:

Mr. Rolinski presented two new site plan for a housing development on M-75 S, showing. They are in the planning stage. There will be 1 & 2 bedroom apartments and houses there will also be an a apartment building with up to 4 beds p per unit along with other buildings a community space and garages. This the parcel need to be rezoned. More plans are in the works and will be presented in May or June.

Jason Blanford presented his plan for Glamping Domes for the property at 4500 Denise Rd parcel number 15-002-014-011-00. there will be four constructed for rental with a bathroom and small wood burning stove. These will sleep no more than 4 adults and would be for rent on the weekends and holidays all year around. The domes would be constructed of PVC sheeting and will be sent from Germany . They will be on a wooden platform. No cooking facilities will be allowed. A special

use permit is being requested by the Blanford's to build this project. The next meeting of the Planning Commission will be a Public Hearing for the special use permit. This meeting will be held on April 4, 2022.

Steve Schnell talked about the shortage of housing for the work force in the area. This new development would help with the housing shortage. He also talked about an overlay for the rest of M-75 S to Boyne City and asked what our plans are for the area. This will be discussed at a later time. This will be considered when the Planning Commission begins working on the Zoning Ordinance.

Zoning Administrator report: very excited about the new projects.

Motion by Cousineau to adjourn seconded by Senter. Motion passed

Meeting adjourned at 9:00 pm

Respectfully submitted

Marie Kelenske, Secretary