

BOYNE VALLEY TOWNSHIP
PLANNING COMMISSION MINUTES

DATE: April 12, 2016

CALL TO ORDER: Mark Felton called the meeting to order at 7:00 PM.

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

ABSENT:

ALSO PRESENT: Township Zoning Administrator/Supervisor Sue Hobbs, Mary Campbell, Dave Drews and Mike Gabos.

APPROVAL OF MINUTES: Motion by Senter to approve the minutes of March 7, 2016 seconded by Felton.
Motion carried

NEW BUSINESS: Amended site plan for Deer Lake Storage. New plans were presented and a Quick Claim Deed was presented by Dave Drews for 33 feet deeded to Adam Schoener from Penny Lewin for right of way for set back purposes along the southerly side of property. Will start building on the north side one or two buildings this year along with restroom and boat wash site with DEQ's approval. Will be adding more trees along front of property. These units will be sold as condominium units only not rentals. Need to get road commission approval for entrance and approval from health department for restrooms. To get silt fence for soil being stocked piled along south side of the area.

Motion made by Hodack to approve new site plan pending on recorded quit claim deed, road commission and health department approval seconded by Senter. Motion passed.

Mike Gabos presented a preliminary site plan for storage building along M-75 S. Some of the larger units will be sold with water and heat to be included in the buildings. Asked to move community well, it is too close to roadway. Have more trees in the landscape set back off main highway M-75 S.

Reviewed the site plan

1. All elements of the site plan shall be harmoniously and efficiently organized in relation to topography, the size and type of the lot, the character of adjoining property and the type and size of buildings. The site shall be so developed as not to impede the normal and orderly development or improvement of surrounding property for uses permitted in the Ordinance.

This property is an open field and does conform to area.

2. The landscape shall be preserved in its natural state.

Will plant trees to make more appealing.

3. Special attention shall be given to proper site drainage so that removal of storm water will not adversely affect neighboring properties. Run-off from such sites must run through detention and settling basins before being discharged off site. Such basins shall have the storage capacity to handle all storm water runoff from a three and one half (3.5) inch in a twenty-four (24) hour period rainfall event.

Asked by Skop to move storm water detention from the front of lot to the side.

4. All buildings or groups of buildings shall be so arranged as to permit emergency vehicle access by some practical means to all sides.

Able to move about the area with ease.

5. Every structure of dwelling unity shall have access to a public street; walkway or other area dedicated to common use.

Will be paved and have access.

6. All loading and unloading areas and outside storage areas, including areas for the storage of trash, which face or are visible from residential districts or public thoroughfares, shall be screened by a vertical screen consisting of structural or plant materials no less than six feet in height.

Shall put in some trees.

7. Exterior lighting shall be arranged so that it is deflected away from adjacent properties and so that it does not impede the vision of traffic along adjacent street nor add to the visual light pollution of adjacent properties.

Requesting lighting plan when site plan is completed.

8. All utility (power, telephone, water, gas, and cable TV) serving these parcels shall be placed underground.

All utilities are underground

9. The arrangement of public or common ways for vehicular and pedestrian circulation shall respect the pattern of existing or planned street pattern which serves adjacent development shall be of a width appropriate to the traffic volume they will carry and shall have a dedicated right-of-way equal to that specified in this Ordinance.

N/A

10. All streets shall be developed in accordance with this ordinance or the County Road Commission specifications.

To contact County Road commission or MDOT

11. Site plans shall conform to all applicable requirements of the Township, County, State, and Federal statutes and approval shall be conditioned on the applicant receiving all necessary permits before final site plan approval.

Need to contact the Health Department for restrooms.

Motion by Skop to approve preliminary site plan with the condition of more greenery around entrance
Seconded by Senter. Motion carried.

COMMUNICATIONS: None

OLD BUSINESS: None

Mary Campbell handed out sections 4 Zoning Districts & Regulations to be reviewed by Commission.

The Commission needs to go back to the survey before we complete our Zoning Ordinances. It is also recommended that we keep the Recreation Board involved with the Master Plan. A meeting will be set up at a later date.

Ag services to be allowed in Industrial

Permanent Road Side Stands allowed in commercial

Conference Center in Commercial

Summary of Dimensional Regulations needs to be reviewed and redone. No reason to have minimum dwelling areas.

Boyne Mountain C-1 resort commercial all one property. Need to explore PUD in new district resort. Mary Campbell will research can fit all classes in the existing ordinance.

Any major development at Boyne Mountain we need to review but the little things we don't.

Need to review Minimum square footage and width to allow tiny houses as part of plan development. Need to know the differences between Deer Blind and Tiny Houses. Need to do foot note on Tiny Houses and where they will be allowed.

Next meeting scheduled May 2nd at 7:00 pm.

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

Meeting adjourned at 9:30 p.m.

Submitted by Marie Kelenske

Planning Commission Secretary