

**BOYNE VALLEY TOWNSHIP**  
**PLANNING COMMISSION MINUTES**

DATE: February 6, 2017

CALL TO ORDER: Mike Skop called the meeting to order at 7:00 PM.

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

ABSENT: Mark Felton

ALSO PRESENT: Township Zoning Administrator/Supervisor Sue Hobbs, and Jim Skop of Heartwood Mills

APPROVAL OF MINUTES: Motion by Senter to approve the minutes of November 23, 2016 and December 5, 2016 seconded by Hodack. The meeting scheduled for January 2, 2017 was cancelled. Motion carried

NEW BUSINESS: A memo from Hobbs was read with discussion on the rezone of Heartwood Mills from RR 1 to Industrial. Several letters were read from the neighbors and their concern is for resale of property currently held by Heartwood. The planning commission discussed what is currently allowed in the RR-1 zoning and what the attorney for Heartwood had proposed and they are as follows:

**Government Buildings and associated Public Facilities** - Are currently allowed in Single Family Residential, Commercial and Industrial.

**Plant nurseries, trees and sod farms** – Are an allowed use in both RR-1 and Industrial.

**Agricultural service** – Is an allowed use with special permit on both RR-1 and Industrial.

**Building Materials and Sales** – Permitted in industrial. They believe this would be similar to the activity that is currently in place.

**Contractor office and Inside storage**- This is currently an allowed use with special permit in RR-1 and allowed in Industrial.

**Freight or trucking terminal** - The Commission did not feel this would be any more intrusive than the trucks currently serving Heartwood Mills.

**Professional or business Office** – This is currently an allowed use with special permit in RR-1 and allowed in Industrial.

**Small scale repair shops** - This is currently an allowed use with special permit in RR-1 and allowed in Industrial.

## **Special Use Permit**

**Public Utility Offices and equipment storage** This is currently an allowed use with special permit in R-1 and Industrial.

**Bottling works; including breweries and distilleries** - Special use permit under Industrial. The commission did not feel this would be any more intrusive than the trucks currently serving Heartwood Mills.

**Production, processing, assembly, manufacturing or packaging of goods or materials** - Special Use Permit under Industrial.

**Wholesale or commercial warehousing** – Special Use Permit under industrial. The Commission did not feel this would be any more intrusive than the current.

**Mini warehousing/storage** - Special Use Permit under Industrial. The Commission did not feel this would be any more intrusive than the current use.

A public hearing will be held on March 6, 2017 at 7 p.m. to consider rezoning the parcel to Industrial with Conditional Zoning.

**COMMUNICATIONS:** Letters from concerned citizens about Heartwood Mills

### **OLD BUSINESS:**

Boyne Country Propane - Commission pleased with the landscaping and the gate has been erected. They are in compliance to the zoning.

Storage on Deer Lake Rd - Hobbs feels the units are too close to the road but with the road being wider than it was it looks like it. Skop to measure the area to see if they are in compliance.

Park on Dam Road – Hobbs was looking at the zoning and feels it is not zoned right but after review it is currently zoned R-1 which allows Public Parks and Recreation. It was decided that no change is needed.

**ADJOURNMENT:** Motion by Senter seconded by Skop to adjourn. Motion carried

Meeting adjourned at 8:30 p.m. Next meeting scheduled for March 6 at 7:00 which will be a public hearing for the rezoning for Heartwood Mills.

Submitted by Marie Kelenske

Planning Commission Secretary