

BOYNE VALLEY TOWNSHIP
PLANNING COMMISSION MINUTES

DATE: July 12, 2016

CALL TO ORDER: Mike Skop called the Zoning Ordinance workshop meeting to order at 6:00 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 Mary Campbell

Mary Campbell presented the group with section two Definitions. Questions were asked of any accessory building 200 square feet or less does not require a building permit. Can have 2 major or 2 minor buildings per lot must have building permit for any building over 200 sq. ft.

Adult Store, Mary checking with lawyer about wording.

A lean to doesn't add to structure square footage. No portion of the structure's roof may exceed the maximum height allowed. Buildings height shall be calculated for each "stair stepped" portion separately.

Allow overhang to encroach 2-3 feet set back will address at a later date.

Family What is a family will be addressed at a later date.

Greenbelt, Waterfront – A strip of land **FIFTY FEET** in depth landward from and parallel with the Ordinary High **Water Mark. (Deleted Twenty-five feet)**

Home Occupations: A profession or occupation conducted within a dwelling, or an attached garage, which is clearly incidental and secondary to the use of the lot, or dwelling for residential purpose, **BUT NOT LIMITED TO** include an occupation to give instruction in a craft or fine art within a residence, as required under the Michigan Zoning Enabling Act. Added; But not limited to

Sexual Encounter Center eliminate A. Physical contact in the form of wrestling or tumbling between persons of the opposite sex. (Checking with lawyer on wording)

Sign Area: does it include the whole area including background?

The use of Drones needs to be considered

Wetlands not regulated by State, DEQ, or DNR needs to be addressed also.

Next meeting August 9th at 6:00 p.m.

Planning Commission meeting was called to order by Mark Felton at 7:00 p.m. on July 12, 2016

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

ALSO PRESENT: Township Zoning Administrator/Supervisor Sue Hobbs, Todd Seidell of Seidell Architects, Jeff Denise, Dave Drews of NME, Alan Wells, and Blaine Cronn of Boyne Country Propane.

APPROVAL OF MINUTES: Motion by Senter seconded by Felton to approve minutes from June 6, 2016 and June 23, 2016. Motion carried.

OLD BUSINESS: Boyne County Propane: presented the board with the carport detail and the proposed changes around the carport for safety with more landscaping and large boulders to conceal the building and add to the looks of the grounds with more lawn and assorted flowers and a red maple tree. The canopy will be painted the same as the sales building. A new final “As Built” site plan was submitted by Dave Drews.

Motion by Skop to approve amendment of new site plan Seconded by Senter. Motion Carried.

A gate will be installed behind the building in front of the larger tanks at the end of the asphalt.

NEW BUSINESS: Preliminary site plan was presented by Todd Seidell on the Cellar Door Club. Will present a drawing at the August 1st meeting. Parking will be in tiers with retaining walls to create parking on the hill they still have to contact health department to see what is required for water and sewage system. Will be looking to add signage on Addis Rd and US 131S. Want something that will attract attention. The Convention Center will be the first to be built. Would like to start building before the winter sets in. Will have construction plans to present to the Board at the August 1st meeting.

Hobbs updated the board on Kucharek’s trailer will be removed by July 14th.

Dan Chapp is planning on cleaning up his property on M-75 S.

Bluegreen has two units completed, Boyne Mountain has pump house hooked up for the soccer fields and seeding the fields this fall.

Next meeting scheduled for August 1st at 6:00 p.m.

Adjournment: Motion by Felton seconded by Senter to adjourn. Motion carried.

Adjourned at 8:30 pm

Submitted by Marie Kelenske

Planning Commission Secretary