

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

DATE: June 23, 2016

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

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

ABSENT: None

ALSO PRESENT: Township Zoning Administrator/Supervisor Sue Hobbs, Karen & Roger Jarema, Jeff DeNise, and Mary Campbell

NEW BUSINESS:

Public Meeting opened by Mark Felton at 7:05 p.m.

Request by Cellar Door Club to rezone parcels 15-002-010-007-10 and 15-002-010-009-00 from RR 1 to C -1

Karen Jarema is excited for this change to happen. It will be a benefit to the community will bring in more jobs, and tax dollars to the area. There is a house on the top of the hill that will be used for the kitchen of the club when building is built. Jeff DeNise is the construction manager, there will be food and entertainment at this location and will focus on local made in Michigan products. Possible wedding venue along with cooking classes, and corporate meeting site. Feel as this is a good fit for the community. Construction could start in August if the rezone is granted.

Public Meeting closed at 7:15 p.m.

**Reviewed the site plan**

1. Consistency of the proposed zoning with the goals, policies and land use map of Boyne Valley Township Land Use Plan.

Consistent with the policies and land use map

2. The compatibility of the site's physical, geological, hydrological and other environmental features with the host of uses permitted in the proposed zoning district.

Yes, good use close to Highway 131

3. The compatibility of all the potential uses allows in the proposed zoning district with the surrounding uses and zoning in terms of land suitability, impacts on the environment, density, nature of use, traffic impacts, aesthetics, infrastructure and potential influence on property values.

Have a lot of work to do because of the steep hill but is doable. Close to Highway 131 not much impact on neighborhood.

4. The capacity of Township infrastructure and services sufficient to accommodate the uses permitted in the requested district without compromising the health, safety and welfare” of the Township. These utilities and services include, but are not limited to, sanitary and storm sewers, water and electrical service, police, fire and emergency medical service protection, healthcare facilities, schools, parks and recreation facilities, etc.

They are talking with engineers and not sure if this will be a year around business. Will be contacting emergency services to see if they would be able to drive up the hill in the winter months.

5. The capacity of the street system to safely and efficiently accommodate the expected traffic generated by uses permitted in the requested zoning district.

Addis Road entrance is Class A road.

6. The apparent demand for the types of uses permitted in the requested zoning district in the Township, and surrounding area, in relation to the amount of land in the townsh8ip, and surrounding area, currently zoned and available to accommodate the demand.

Lot of area is zoned C-1 in area. Very difficult to purchase a large parcel in area because of Boyne Mountain and the amount of land that they own. This will be a good fit for this property.

7. All of the uses permitted in the proposed zoning district shall not cause detrimental environmental impacts, including, but not limited to, excessive storm water runoff, water pollution, air pollution, noise pollution, excessive nighttime lighting or other environmental harm.

This is addressed in the site plan.

8. The boundaries of the requested zoning district are sufficient to meet the dimensional regulations for the zoning district listed in the Townships Zoning requirements.

Everything to fit pending site plan.

9. If a rezoning is appropriate the requested zoning district shall be more appropriate from the Township’s perspective than another zoning district.

No other zoning would fit. The request for C-1 would be a good fit for this location.

10. The ability of the applicant to satisfy any requirement (e.g., site plan, etc.) applicable to the specific use imposed pursuant to zoning and land use regulations.

This a group of investors based in Detroit that have several locations. They are excited to have the opportunity to open another Club in this area. New site plan will be made available on July 12<sup>th</sup>.

Motion by Mark Felton to rezone property 15-002-010-007-10 and 15-002-010-009-00 to C – 1 Seconded by Lenore Senter.

Roll Call Vote:

Marie Kelenske Yes

Mike Skop Yes

Laurie Hodack Yes

Mark Felton Yes

Lenore Senter Yes

Motion Carried to rezone property to C- 1 from RR-1

Next meeting scheduled for July 12 at 7:00 pm.

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

Meeting adjourned at 9:00 p.m.

Submitted by Marie Kelenske

Planning Commission Secretary