

BOYNE VALLEY TOWNSHIP
PLANNING COMMISSION MINUTES

June 5, 2023

Call to Order: Meeting called to order at 7:01 by Mark Felton

Roll Call: Russ Koeman, Bill Cousineau, Rudy Kondrat, Mark Felton, and Jason Blanford

Absent: None

Also Present: Linda Reynolds, Ken Lane. **See attached sign-up sheet for community members**

Approval of Minutes from May 1, 2023

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

Citizen Comments on Non-Agenda Items: None

Old Business:

- a. **M-75 Overlay:** Ken Lane explained the drafting amendments to the zoning ordinance relating to an overlay district along M-75. Approach One-if proposing a use not listed in the underlying zoning classifications use the C-2 zoning district conventional requirements; if it's listed then use whichever is less restrictive. Approach Two-to do a tailored specification just for the M-75 overlay. **See attached Discussion Draft pgs 1-2**
- b. **Ordinance Updates:** Ken Lane explained the drafting amendments to zoning ordinance specific to accessory buildings. One possible change could be using the word "secondary" instead of "accessory". Discussed changing § to: All building coverage shall not exceed 20% of the square footage of the lot. **See attached Discussion Draft pgs 3-5**

New Business:

- a. **Boyne Mountain Resort Rezoning Request:** 29 parcels owned by Boyne Mountain Resort requesting to be rezoned to Resort Mix Use, C-1. Ken Lane explained the process of the Planning Commission makes a recommendation of rezoning, then that recommendation is sent to the County Planning Commission with 30 days of consideration/comment, then goes to the Township Board for consideration. Questions for discussion included how does the rezoning benefit the community members of the township, does the tax revenue increase, is it consistent with the Master Plan. Ken Lane provided **Memorandum Rezoning Request-see attached pgs 1-2**, for the findings of specific questions the Planning Commission uses in its consideration: Section 10.1 of the Boyne Valley Township Zoning Ordinance.
 1. Motion by Felton: On reconsideration of the rezoning submitted by Boyne Mountain Resort, and due to the Findings of Fact relating to the rezoning evaluation criteria provided in the Township Zoning Ordinance, I move to recommend approval to the Township Board of Trustees the rezoning of 15 parcels, located on pg 2 of **Memorandum 2 Rezoning Request-see attached pg 2**, but not including parcel #002-008-006-15, as requested by Boyne Mountain Resort to C-1 Resort Mixed Use because the applicable standards of the Boyne Valley Township Zoning Ordinance have been met; second by Koeman. Cousineau-aye; Kondrat-aye; Blanford-aye; motion carried.

Zoning Administrator Report: See attached BVT Zoning Report pgs 1-3

Motion by Koeman to adjourn the meeting; second by Cousineau. Motion carried.

Meeting adjourned at 8:30 p.m.

Respectfully submitted,

Linda Reynolds, Secretary

June 5, 2023

Sign In Sheet:

David Grayson (B.C.) 400 Silver Street.

Mark Westbury (B.C.)

Hank Byma. Boyne Resorts.

Marilyn Cleary - Boyne Valley Club associate

Randy Matulis

WAYNE & Theresa DeTavernier

MIKE LOEB 385 DROVY Lane

Joan & David Nichols BVCA

KEN LANE - ZONING ADMINISTRATOR

ANN & PAUL LARSEN

Sandra Pritchard

Christine Dixon

**Boyne Valley Township
Ordinance No. _____**

An ordinance to amend the Boyne Valley Township Zoning Ordinance Article 2 (Definitions), Article 3 (General Provisions), and Article 4 (Zoning Districts and Regulations) to add the M-75 Overlay District and address accessory buildings on vacant land and shipping containers.

Boyne Valley Township, Charlevoix County, Michigan ordains:

Section 1: Amendment to the Boyne Valley Township Zoning Ordinance

That the Boyne Valley Township Zoning Ordinance, Section 4.01 (Zoning Districts) is hereby amended to read as follows:

(Add the following)

J. M-75 Overlay District

1. **Purpose.** The M-75 Overlay District is located along M-75, as shown on the Boyne Valley Township Zoning Map, from the western Boyne Falls village limit to the western Boyne Valley Township limit, and is 2,000 feet deep, measured from the front lot line, on each side of M-75.
2. **Permitted and Special Land Uses.** In addition to the uses listed in Section 4.02 which are allowed as Special Land Uses and Permitted Uses in the underlying districts, the following uses are permitted within the M-75 Overlay District regardless of the underlying district. All uses are considered Special Land Uses unless they are already listed as Permitted Uses in the underlying district.

- (1) Motels and Hotels
- (2) Planned Unit Developments
- (3) Government Buildings and associated Public Facilities
- (4) Religious Institutions/Places of Worship
- (5) Libraries and Museums
- (6) Public and Private Educational Facilities
- (7) Community Centers
- (8) Campgrounds
- (9) Medical Clinic or medical office
- (10) Veterinary hospital
- (11) Eating/Drinking Establishments (with or w/o drive-thru)
- (12) Mobile Food Vending
- (13) Retail shops (food, drug gift shop, apparel, sporting goods, copy shop, workshop without storage)

- (14) Personal Services (such as barber, beauty salon, laundry or dry cleaning drop-off)
- (15) Professional or Business Office (such as real estate, bank, accounting, attorney, medical, dental or financial services)
- (16) Small scale repair shops

3. Dimensional Regulations.

(a) Uses on properties within the M-75 Overlay District which are allowed as Permitted or Special Land Uses due to the M-75 Overlay District only shall adhere to the dimensional regulations of the C-2 District and, if applicable, all supplemental site development standards in Article 7.

(b) Uses on properties within the M-75 Overlay District which are listed as Permitted or Special Uses within both the underlying district and the M-75 Overlay District shall adhere to the least restrictive district dimensional regulations and, if applicable, all supplemental site development standards in Article 7.

(c) The provisions of this subsection shall apply to lots of record within the M-75 Overlay District that exist at the time of the adoption of this Section. Lots created after the adoption of this Section, but parcel division or other means, shall adhere exclusively to the dimensional regulations of the underlying zoning district.

(d) The provisions of this subsection shall apply to legal nonconforming uses within the M-75 Overlay District that are preexisting at the time of the adoption of this Section.

OR

Planning Commission discussion of tailored dimensional requirements for the uses in the M-75 Overlay District.

That the Boyne Valley Township Zoning Ordinance, Section 2.02 (Definitions) is hereby amended to read as follows:

Accessory Building, Minor – An accessory structure ~~200~~ 150 square feet or less with no permanent footings or foundations and/or no water/sewer connections.

Shipping Container - A container fabricated for the purpose of transporting freight or goods on a truck, railroad, or ship. Shipping containers include cargo containers, storage units, or other portable structures that are used for storage of items, including, but not limited to, clothing, equipment, goods, household or office fixtures or furnishings, materials, and merchandise.

That the Boyne Valley Township Zoning Ordinance, Section 3.04 (Accessory Buildings and Structures) is hereby amended to read as follows:

- A. An accessory building connected to the principal building by a roofed structure or shared wall shall be considered part of the principal building, provided the accessory building and connection to the principal building are approved by the Charlevoix County Department of Building Safety to ensure the applicable Construction Code requirements are met.
- B. An accessory structure which is connected to a principal building by means other than provided for in subsection A above, shall not be considered part of the principal building.
- C. No Accessory buildings shall be permitted on a lot without a principal building or a valid zoning permit for the construction of the principal building, except per **Section 3.05** or in the case of contiguous parcel or parcels separated by a public or private road which are under the same ownership and the owner of the two lots records deed restrictions (or other legal instruments) acceptable to the township attorney with the county Register of Deeds Office requiring the two lots to be used and/or sold as one development site.
- D. Two major accessory buildings shall be permitted per lot or parcel.
- E. Except for minor accessory buildings (200 150 sf or less), a detached accessory building or structure shall be located in accordance with the applicable district setback requirements, and maintain at least ten (10) feet between buildings, per **Section 3.21**.
- F. Shipping Containers Used as Accessory Buildings –
 1. **R-1, RR-1, and C-1 District.** Shipping containers shall not be allowed on lots in the R-1 District, RR-1 District, or C-1 District
 2. **All Other Districts.** Shipping containers shall be allowed to be used as accessory buildings for storage purposes on non-platted lots only. Shipping containers which are visible from a right-of-way or a neighboring property shall be either painted to blend in with the natural landscape or sided with a material typically used for residences. There shall be a limit of two (2) shipping containers per parcel. Shipping containers shall be subject to standards in this Section and shall be located in the rear yard only. Shipping containers shall not be permitted on a lot without a principal building.

That the Boyne Valley Township Zoning Ordinance, Section 3.05 (Secondary Accessory Building as a Principal Use) is hereby amended to read as follows:

A ~~secondary n~~ accessory building shall be allowed as the principal use of a lot in the Rural Residential (RR-1) and Agricultural/Forest (AF) districts, provided that all of the following applicable requirements are met:

1. The ~~secondary~~ accessory building is devoted to a use that is accessory to a principal use authorized by right or special use permit in the zoning district in which the lot under construction is located.
2. If the ~~secondary~~ accessory building will be used for storage, then the items stored in the ~~secondary~~ accessory building are owned by the owner of the lot on which the ~~secondary~~ accessory building is located; no commercial storage of any kind shall be allowed.

3. The ~~secondary accessory building, if used for dwelling purposes, is not used for dwelling, lodging or sleeping purposes~~ shall have at least 800 sf of living space.
4. The ~~secondary accessory building~~ is located on the lot under consideration in full compliance with all applicable setback requirements for the district in which the lot is located.
5. The ~~secondary accessory building~~ complies with the height restrictions for accessory buildings for the district in which the lot is located.
6. The ~~secondary accessory building~~ is located on the lot under consideration in such a location that a future development envelope is preserved on the lot within which a principal building or use may be constructed or established in full compliance with all applicable setback requirements for the district in which the lot is located. This requirement will not apply if the ~~future development envelope for the principal building or use will be located on another lot as provided in subsection 7 below.~~
7. ~~If the lot on which the accessory building is located does not have sufficient lot area for the future development envelope as required in subsection 6 above, then the accessory building may be constructed on the lot under consideration only if the owner of the lot owns another lot with sufficient lot area for the future development envelope that is either contiguous to the lot under consideration or is separated from the lot under consideration by a public or private road and the owner of the two lots records deed restrictions (or other legal instruments) acceptable to the township attorney with the county Register of Deeds Office requiring the two lots to be used and/or sold as one development site.~~
- 8.7. The secondary building sidewall shall not exceed 186 feet in height. Height shall be measured as the vertical distance from the peak of the roof to the average finished grade. When the terrain is sloping, the height shall be computed using the average grade measured at the building wall on all four sides.
- 9.8. The secondary building coverage shall not exceed 20% of the square footage of the lot.

Section 2: Severability

If any clause, sentence, paragraph or part of this Ordinance shall for any reason be finally adjudged by any court of competent jurisdiction to be invalid, such judgment shall not affect, impair or invalidate the remainder of this Ordinance but shall be confined in its operation to the clause, sentence, paragraph or part thereof directly involved in the controversy in which such judgment is rendered.

Section 3: Saving Clause

The Boyne Valley Township Zoning Ordinance, except as herein or heretofore amended, shall remain in full force and effect. The amendments provided herein shall not abrogate or affect any offense or act committed or done, or any penalty or forfeiture incurred, or any pending fee, assessments, litigation, or prosecution of any right established, occurring prior to the effective date hereof.

Section 4: Effective Date

The ordinance changes shall take effect upon the expiration of seven days after the publication of the notice of adoption.

PLANNING COMMISSION—DISCUSSION DRAFT-06.05.23

Boyne Valley Township Supervisor Boyne Valley Township Clerk

I, _____, Clerk for Boyne Valley Township, hereby certify that the foregoing is a true and correct copy of Ordinance No. _____ of Boyne Valley Township, adopted at a meeting of the Township Board of Trustees held on _____.

A copy of the complete ordinance text may be inspected or purchased at the Boyne Valley Township Hall, at 2489 Railroad Street, Boyne Falls, MI 49713

Adopted: _____ Published: _____ Effective: _____, subject to PA 110 of 2006 as amended.

DRAFT

Memorandum

TO: Boyne Valley Township Planning Commission
FROM: Ken Lane, Zoning Administrator
DATE: 06.05.23
SUBJECT: Rezoning request—Boyne Mountain Resort

Background

Boyne Mountain Resort is requesting the rezoning of a number of parcels from Agricultural Forest AF, Commercial, C-2, Single Family Residential R-1, and Rural Residential, RR-1, to Resort Mixed Use, C-1. Section 10.1 of the Boyne Valley Township Zoning Ordinance provides the evaluation standards for a rezoning request.

The Boyne Valley Township Zoning Administrator has drafted the following findings to aid the Planning Commission in its consideration of the criteria. Each statement under the text **Staff Finding**, provides the Zoning Administrator's opinion as to whether the rezoning request has satisfied the corresponding standard.

SECTION 10.1 (e):

1. Is the proposed rezoning consistent with the Boyne Valley Township Master Plan?

Staff Finding:

The Future Land Use Map within the Boyne Valley Township Master Plan designates 9 of the parcels as Resort Mixed Use, 4 as Commercial, 6 as Farm & Forest, and 10 as Low or Medium Density Residential.

Uses proposed within the categories do include public recreation and recreational uses. Uses permitted by right and special land use within the C-1 District may be more consistent with the Future Land Use designation.

2. Is the proposed rezoning reasonably consistent with surrounding uses?

Staff Finding:

The change in zoning to C-1 would eliminate the possibility of some high intensity agricultural and commercial uses and would seem to keep the parcels more compatible with surrounding property. All the uses permitted by C-1 seem appropriate for these locations.

3. Will there be an adverse physical impact on surrounding properties?

Staff Finding:

The uses and dimensional standards do not vary significantly between districts. It does not appear that rezoning will create any adverse physical impacts.

4. Will there be an adverse effect on property values in the adjacent area?

Staff Finding:

The uses and dimensional standards do not vary significantly between the districts. It does not appear that rezoning will create any adverse effect on property values.

5. Have there been changes in land use or other conditions in the immediate area or in the community in general which justify rezoning?

Staff Finding:

There is a decline statewide in agricultural uses. Recreational mixed uses are consistent with the Township Master Plan.

6. Will rezoning create a deterrent to the improvement or development of adjacent property in accord with existing regulations?

Staff Finding:

No. Regulations in the districts are similar.

7. Will rezoning grant a special privilege to an individual property owner when contrasted with other property owners in the area or the general public (i.e. will rezoning result in spot zoning)?

Staff Finding:

No. It is not spot zoning, adjacent parcels are zoned for commercial and residential uses.

8. Are there substantial reasons why the property cannot be used in accordance with its present zoning classifications?

Staff Finding:

Parcels are not likely to be used for agricultural purposes.

9. Is the rezoning in conflict with the planned use for the property as reflected in the master plan?

Staff Finding:

No (see above).

10. Is the site served by adequate public facilities or is the petitioner able to provide them?

Staff Finding:

It would seem the petitioner has the ability to provide adequate public facilities.

11. Are there sites nearby already properly zoned that can be used for the intended purposes?

Staff Finding:

No.

Memorandum 2

TO: Boyne Valley Township Planning Commission
FROM: Ken Lane, Zoning Administrator
DATE: 05.30.23
SUBJECT: Rezoning request—Boyne Mountain Resort

Background

At its meeting on April 3, 2023, after a public hearing, the Boyne Valley Township Planning Commission recommended approval of the rezoning of a number of parcels owned by Boyne Mountain Resort from Agricultural Forest AF, Commercial, C-2, Single Family Residential R-1, and Rural Residential, RR-1, to Resort Mixed Use, C-1, as follows:

Tax ID number	Address	Current zoning	Proposed rezoning
002-004-007-00	US 131, Boyne Falls, MI, 49713	AF	C-1
002-004-011-00	Addis Road S, Boyne Falls, MI 49713	AF	C-1
002-004-012-00	Addis Road S, Boyne Falls, MI 49713	AF	C-1
002-005-007-25	Addis Road, Boyne Falls, MI 49713	AF	C-1
002-005-007-40	Addis Road, Boyne Falls, MI 49713	AF	C-1
002-005-015-30	00600 Dam Road, Boyne City, MI 49712	AF	C-1
002-008-030-00	M-75 S, Boyne City, MI 49712	AF	C-1
002-009-001-00	Addis Road, Boyne Falls, MI 49713	AF	C-1
002-009-002-00	Addis Road, Boyne Falls, MI 49713	AF	C-1
002-009-003-00	Addis Road, Boyne Falls, MI 49713	AF	C-1
002-009-005-10	1188 Addis Road S, Boyne Falls, MI 49713	AF	C-1
002-009-005-20	Addis Road S, Boyne Falls, MI 49713	AF	C-1
002-009-005-30	Addis Road S, Boyne Falls, MI 49713	AF	C-1

002-009-019-10	01838 M-75 S, Boyne City, MI 49712	C-2	C-1
002-009-020-00	M-75 S, Boyne City MI 49712	C-2	C-1
002-008-006-15	M-75 S, Boyne City, MI 49712	RR-1	C-1
002-016-013-00	Deer Lake Road E, Boyne City, MI 49712	RR-1	C-1
002-016-016-00	Deer Lake Road E, Boyne City, MI 49712	RR-1	C-1
002-017-006-20	Deer Hill Land, Boyne City, MI 49712	RR-1	C-1
002-017-007-00	01200 Deer Lake Road E, Boyne City, MI 49712	RR-1	C-1
002-018-015-00	Deer Lake Road E, Boyne City, MI 49712	R-1	C-1
002-018-016-00	Deer Lake Road E, Boyne City, MI 49712	R-1	C-1
002-018-017-00	00531 Deer Lake Road E, Boyne City, MI 49712	R-1	C-1
002-018-017-50	Deer Lake Road E, Boyne City, MI 49712	R-1	C-1
002-018-018-00	Deer Lake Road E, Boyne City, MI 49712	R-1	C-1
002-018-020-00	00515 Deer Lake Road E, Boyne City, MI 49712	R-1	C-1
002-018-021-00	00519 Deer Lake Road E, Boyne City, MI 49712	R-1	C-1
002-021-018-00	Metros Road, Boyne City, MI 49712	AF	C-1
002-021-019-00	Metros Road, Boyne City, MI 49712	AF	C-1

At its meeting on May 8, 2023, the Township Board postponed a decision on the rezoning and referred the matter back to the Planning Commission for further consideration.

This memo provides a comparison of the uses and dimensional regulations amongst the different zoning districts.

Land Uses

Land uses that are not permitted within any of the listed zoning districts are not included (ex: Multiple Family Dwellings are only permitted in the R-3 District). P=use permitted by right; SP=use permitted with a special use permit.

Land Uses	AF	R-1	RR-1	C-1	C-2
Single Family Dwellings	P	P	P	P	P
Motels, Hotels, and Rental Cabins	P			P	P
PUDs	SP			SP	SP
Agricultural Labor Housing	SP		SP		
Bed & Breakfasts	SP	SP	SP	SP	SP
Accessory Dwellings	P	P	P		P
Accessory Dwelling as Principal Use	P		P		
Adult Day Care Homes					P
Adult Foster Care Home		P	P		
Adult Foster Care Group			SP		SP
Nursing Home			SP		SP
Residential Rehab Facility			SP		SP
Cottage Industry		SP	SP		
Government Buildings and associated Public Facilities		P			P
Religious Institutions		SP	SP		P
Cemeteries		SP	SP		
Libraries and Museums		P			P
Public/Private Educational Facilities		SP	SP		
Community Centers		P			P
Public Parks and Recreation		P		P	
Public Docks, Launch Ramps	SP	SP		SP	
Conservation Areas/Forest Preserve	P		P		

Land Uses	AF	R-1	RR-1	C-1	C-2
Game Refuges	P		P		
Public Utility Offices and Equipment Storage	SP	SP	SP		SP
Wireless Towers	SP		SP	SP	
Golf Courses		P		P	
Riding Stables	P		P	P	
Ski Resorts				P	
Campgrounds	SP		SP	P	SP
Private or Non-profit Recreation	SP		SP	P	P
Medical Clinic or Office		SP		SP	SP
Veterinary Hospital					P
Commercial Agriculture	P		P		
Plant Nurseries, Tree and Sod	P		P		P
Agricultural Service	P		SP		P
Permanent Roadside Farm Markets	P		SP		P
Dog Kennels	SP		SP		SP
Airports				P	P
Private Landing Strips	SP		SP		SP
Eating/Drinking Establishment (w/o drive-thru)				P	P
Drive-thru Restaurants and Businesses					P
Conference/Convention Facilities				P	
Special Events Venue	SP		SP	SP	SP
Mobile Food Vending				SP	SP
Retail Shops				P	P
Bottling Works, Breweries, Distilleries				SP	SP
Vehicle Dealership					SP

Land Uses	AF	R-1	RR-1	C-1	C-2
Automobile Service					SP
Building Materials Sales					P
Contractor Office with Inside Storage			SP		P
Contractor Sales Office					P
Freight or Trucking Terminal					P
Personal Services				P	P
Professional or Business Office			SP	P	P
Printing, Industrial and Publishing				P	SP
Small Scale Repair Shops			SP		SP
Commercial Resource Extraction	SP		SP		SP

Dimensional Regulations

Zoning District	Min Lot Area	Min Lot Width	Max Height	Front Setback	Side Setback	Rear Setback	Min Dwelling Width
AF	1 acre	200 ft	35 ft	35 ft	15 ft	35 ft	14 ft
R-1	20,000 sq ft	100 ft	35 ft	35 ft	10 ft	35 ft	20 ft
RR-1	1 acre	200 ft	35 ft	35 ft	15 ft	35 ft	14 ft
C-1	1 acre	100 ft	35 ft	25 ft	25 ft	35 ft	20 ft
C-2	2 acre	150 ft	35 ft	35 ft	15 ft	35 ft	--

Rezoning Evaluation Standards

Section 10.1 of the Boyne Valley Township Zoning Ordinance provides the evaluation standards for a rezoning request.

SECTION 10.1 (e):

1. Is the proposed rezoning consistent with the Boyne Valley Township Master Plan?
2. Is the proposed rezoning reasonably consistent with surrounding uses?
3. Will there be an adverse physical impact on surrounding properties?

4. Will there be an adverse effect on property values in the adjacent area?
5. Have there been changes in land use or other conditions in the immediate area or in the community in general which justify rezoning?
6. Will rezoning create a deterrent to the improvement or development of adjacent property in accord with existing regulations?
7. Will rezoning grant a special privilege to an individual property owner when contrasted with other property owners in the area or the general public (i.e. will rezoning result in spot zoning)?
8. Are there substantial reasons why the property cannot be used in accordance with its present zoning classifications?
9. Is the rezoning in conflict with the planned use for the property as reflected in the master plan?
10. Is the site served by adequate public facilities or is the petitioner able to provide them?
11. Are there sites nearby already properly zoned that can be used for the intended purposes?

Zoning
Permits
Issued

Zoning Permit 23-7

- Date: 05/02/2023
- Property ID #: 15-002-006-008-00
- Property Owner: Happy's Taco Shop/Drue Wright
- Project Address: 251 M-75 South
- For: Special Use Permit—brewery and bottling works as approved by the Planning Commission on May 1, 2023.

Zoning Permit 23-8

- Date: 05/11/2023
- Property ID #: 15-002-016-018-00
- Property Owner: Neil & Robbie Gerred
- Project Address: 2155 M-75 South
- For: Residential Addition

Zoning Permit 23-9

- Date: 05/18/2023
- Property ID #: 15-002-010-028-50
- Property Owner: Timothy Czerkies
- Project Address: 01771 Hetrick Road
- For: Accessory Building

Zoning Permit 23-10

- Date: 05/18/2023
- Property ID #: 15-002-510-018-00
- Property Owner: Jack Lansing
- Project Address: TBD Saalbach Street
- For: Single Family Home

Zoning Permit 23-11

- Date: 05/18/2023
- Property ID #: 15-002-510-019-00
- Property Owner: Jack Lansing
- Project Address: TBD Saalbach Street
- For: Single Family Home

Zoning
Inquiries

Z-05-2023-01

- Date: 05/01/2023
- Project Address: 04730 US 131 N
- Property Owner: Happy's Taco Shop/Drue Wright
- Summary: A special use permit was approved by the Planning Commission to add a bottling works and brewery to this existing restaurant. No exterior site or building changes are proposed.

Z-05-2023-02

- Date: 05/01/2023
- Project Address: M-75
- Property Owner: --
- Summary: The Planning Commission began work on drafting amendments to the zoning ordinance relating to an overlay district along M-75 and requirements for accessory buildings.

Z-05-2023-03

- Date: 05/08/2023
- Project Address: Multiple properties
- Property Owner: Boyne Mountain Resort
- Summary: Rezoning request for twenty nine parcels. At its meeting on April 3, 2023, the Planning Commission recommended approval of the rezonings. At its meeting on May 8, 2023, the Township Board postponed a decision and referred the rezoning requests back to the Planning Commission for further consideration. The Planning Commission will reconsider the rezonings at their June 5, 2023, meeting.

Z-05-2023-04

- Date: 05/17/2023
- Project Address: 01815 Matelski Lane
- Property Owner: William and Nicole Matelski
- Summary: Lot width variance request. Variance was approved by the Township Zoning Board of Appeals.

Zoning
Cases

ZC-05-2023-01

- Date: April 21, 2023
- Address: 2173 East Deer Lake Road
- Issue: Warning letter sent. Property owner called and provided plan to remove junk and debris from property. Significant improvement at property. Ongoing monitoring.

ZC-05-2023-02

- Date: April 21, 2023
- Address: 03621 Brown Road
- Issue: Warning letter sent. Property owner called and provided plan to remove junk and debris from property. Significant improvement at property. Ongoing monitoring.

ZC-05-2023-03

- Date: 05/11/23
- Address: 559 US 131 S
- Issue: Possible violation of Zoning Ordinance –too many storage units. Ongoing enforcement.

ZC-05-2023-04

- Date: 05/11/23
- Address: 01891 M-75 S
- Issue: Possible violation of Inoperable Vehicle Ordinance. Ongoing enforcement.

ZC-05-2023-05

- Date: 05/11/23
- Address: 01113 M-75 S
- Issue: Possible violation of Nuisance Ordinance—debris and garbage. Ongoing enforcement.

ZC-05-2023-06

- Date: 05/25/23
- Address: 01875 M-75 S
- Issue: Possible violation of Nuisance Ordinance—debris and garbage. Ongoing enforcement.