

BOYNE VALLEY TOWNSHIP
PLANNING COMMISSION MINUTES

DATE: June 6, 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, Boyne Country Propane Representatives Alan Wells, Mike Reese, Blain Cronn, Crown Castle representative Michael Gasser, The Cabins at Boyne Valley representatives Kevin Leslie, Ian Leslie and Jenny Leslie, Dave Drews, from Northern Michigan Engineering representing Boyne Country Propane, Todd L. Seidell, from Seidell Architects representing Cellar Door Club, and Russ Koeman

APPROVAL OF MINUTES: Motion by Hodack to approve the minutes seconded by Felton. Motion carried

NEW BUSINESS:

Sue Hobbs informed the Board that Mike Gabos decided to move the smaller storage building from the rear of the property to the center and the larger units to the rear. Sue gave him approval for this minor change. This does not change the foot print of the project.

Boyne Propane Site Violation:

There were changes in the construction plans that needed to be addressed. Some of the changes were a construction of a filling station building, no fence around the property, and crash posts.

The chain link fence around the property was too costly so they just put fencing around the bulk head tanks that are being used for filling and have them locked each night and shut off each night.

Mike Skop indicated that the filling station was to be in the back of the building but because of the site they decided to construct the filling station on the west side of the parking lot. The filling station has to be constructed of metal and needs to be to the side of the building away from the main building because of a fire hazard. The crash posts will be left in its place and large stones will be placed at a random order in front of them to help with a possible accident on M-75 that could end up in the driveway or near the buildings.

Filling station should have been included on original plans but was an oversight of the architect. Also a large gate is being constructed across larger units to help with possible theft and vandalism. State of Michigan requires that Non Smoking signs be posted at all filling stations. All employee parking will be in rear of building and will be adding additional customer parking in front and side of buildings. Will also have a turn-around area for larger vehicles and campers.

Would like to build a 200 ft accessory building in rear of existing building. Will be attending the July 12th meeting with updated plans.

Kevin Leslie Preliminary Site Plan: (The Cabins at Boyne Valley)

Expect to construct 15 cabins over the 40 acres in the next few years with construction of four (4) to begin later this summer (2016). Will also construct a barn for equipment and a Lodge that will have two (2) meeting areas to accommodate up to 200 people. Will continue to inform the Planning Commission with updated plans and progress. Will need to construct private roads for each unit along with retention ponds. Will leave wooded area as best as they can. First cabin built will be for the home of Leslie's.

Crown Castle Cell Tower:

Michael Gasser from Crown Castle builders of Cell towers presented plans for updating AT & T tower at Boyne Mountain. The cell tower is in need of repair will be taking down the present tower and replacing with a new monopole tower. Will be taking out the existing cement pads, if able to, will have enough room to be able to add other equipment from another company.

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 to replace existing tower and does conform to area.

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

No change in the area.

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.

Will have stone around all fenced in area of cell tower for drainage.

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.

Private property.

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.

N/A

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.

Not required

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

N/A

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.

N/A

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.

Lease agreement to be sent to Township as soon as agreement has been completed.

Motion by Skop to approve Crown Castle to rebuild tower second by Felton, pending lease agreement with Boyne Mountain. Motion carried.

Cellar Door Club Todd L. Seidell:

Mr. Seidell present preliminary plans for new construction on property on the corner of Addis Road and US 131 N. property has been sold to Cellar Door Club. Property was owned by Bill Zibell parcel number 15-002-010-007-10 and 15-002-010-009-00. They are requesting a rezone of the area from RR-1 to C-1. Kelenske will send letters to residents within 300 feet and have notice published in Petoskey News Review. Will have a special meeting with public hearing on June 23rd at 7:00 p.m.

COMMUNICATIONS: None

OLD BUSINESS: None

Next special meeting scheduled for June 23rd at 7:00 pm. Next Planning Commission meeting scheduled for July 12th at 7:00 p.m.

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

Meeting adjourned at 9:00 p.m.

Submitted by Marie Kelenske

Planning Commission Secretary