

BOYNE VALLEY TOWNSHIP

PLANNING COMMISSION MINUTES

DATE: March 5, 2018

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

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

ALSO PRESENT: Township Zoning Administrator/Supervisor Sue Hobbs

APPROVAL OF MINUTES: Motion by Skop, seconded by Senter, to approve the minutes of December 4, 2017. Motion Carried

CITIZEN COMMENT OF NON-AGENDA ITEMS: There were none

OLD BUSINESS :

Heartwood Mills has been an issue with the neighbors complaining about the noise level caused from the debarker. Randy Matelski and Bernie Kondrat stopped to see what the problem was with the equipment. It was noisy, but a solution can be to tighten the chain, shut it off when not in use, apply grease daily to chain drive. Randy felt the chain was dry and that was a big part of the noise. Another solution would be to build a wall between the chipper pad and debarker to close off another portion of the operation for sound insulation. The logs go from being debarked to the saw to be sliced into boards. The debarker has to be placed outside the building. The debarker was being started before 7:00 am in order to have logs ready for the saw but will not begin until after 7:00 am. Heartwood is not in violation of setbacks and will correct the problem with the debarker. Mr. Baird is working on the problem and will have it fixed. They are also going to plant more trees to help with the noise.

Attached are e-mails from neighbors and Mr. Baird.

Gabos Zoning 002-006-019-20

Storage buildings on M-75 S. recently Ms. Hobbs noticed that the parcel is currently zoned RR-1 and upon reviewing the old ordinance industrial zoned district is only one which allows storage units, as it was in the new ordinance 4-8. This application was considered during the time we were rewriting the Township Zoning Ordinance which was adopted January 1, 2017. It appears that the tiny purple dot (industrial) on the zoning map is not on the correct parcel. Felton

looked at the map and said it is correct. Storage buildings should be included in commercial use and need to be second tier. Sue to contact Bryan Graham to redo ordinance to include storage buildings. Also recommend trees to be planted on the property located on Deer Lake Road, Phil Lewin's storage building site.

Boyne Falls Public School wants to replace their old sign with a flashing LED sign this is not allowed according to our zoning ordinance. After some discussion the school is exempt from the zoning ordinance.

Ms. Hobbs also informed the board that Creekside in Boyne Mountain presented a new site plan for the four plex housing units to be single family housing. Ms. Hobbs did give them approval for the change.

Land and Sea container are selling cheap and they have been popping up in the Township. If a person has one they are considered a structure and can only have two accessory building. No lettering can be left on the container. We need to include this in our zoning ordinance.

NEW BUSINESS: None

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

Meeting adjourned at 9:00 p.m.

Submitted by Marie Kelenske

Note: After the meeting around 10:00 pm Heartwood Mills had a major fire. They will continue to operate and will rebuild.