

BOYNE VALLEY TOWNSHIP
PLANNING COMMISSION MINUTES

March 7, 2016

Call To Order: The meeting was called to order by Mark Felton.

Roll Call: Members Present: Felton, Skop, Hodack, and Senter. Absent: Kelenske
Also Present: Contractual Planner, Mary Campbell and Zoning Administrator Sue Hobbs.

Public Comment: No public attended, so there were no comments.

Election of Chair: Due to the resignation of Steve Ryder who was chairman of the Planning Commission, it is necessary to elect a new Chair.

Motion by Hodack, seconded by Skop to elect Mark Felton as Chair of the Planning Commission. All Ayes, Motion Carried.

Discussion of DNR Acquisition Grant: Hobbs explained that the township was applying for a DNR Trust Fund Grant to purchase property at the northwest corner of M-75 and US 131. This parcel consists of 1.109 acres. A portion of this acreage is down over the bank toward the Boyne River. Both sides of the River are owned by the Village of Boyne Falls. This is where the spillway comes under the bridge on M-75 and creates a pretty Falls. Due to the topography with the steep bank it would not be possible to access the Village property, view the falls and fish that portion of the River if a private individual purchases that property.

Additionally, the 131/75 intersection is a busy intersection. It would be difficult to have a commercial activity at that location and design a safe ingress and egress plan.

Hobbs asked the Commissioners for input on the grant application. The Commissioners commented that they believed a public area of access to the river would be a good use for the parcel. They believe a commercial use would create too much traffic there. They also were concerned that there is not enough area on the lot to provide for stormwater runoff without impacting the River.

Motion by Senter, seconded by Felton to support the Township's Department of Natural Resources Trust Fund Acquisition Grant. All Ayes, Motion Carried.

Boyne Country Propane Hobbs informed the Commission that Boyne Country Propane is in violation of their approved site plan. She explained that there were small gas tanks as well as a "tent" structure outside the fence area on the west side of the entrance. Additionally, the pole building shown on the approved site plan did not appear to be constructed as the plan was approved. She questioned whether the Commission believed this was a minor violation of the approved site plan which she could discuss with the owners, or a major violation which would require that it come back to the Planning Commission for their review.

Discussion followed about areas of concern such as the gas tanks being stored outside the fenced area as well as the appearance of the tent structure not shown on the original site plan.

Motion: Skop made a motion that the violation should come back to the Commission for a review of the site plan compared to how the area is being utilized. All Ayes, Motion Carried.

Minutes:

Motion by Hodack, seconded by Felton to approve the Minutes of February 1, 2016. All Ayes, Motion Carried.

Zoning Ordinance Update:

Mary Campbell explained that the definition of a structure, as discussed at an earlier meeting, would be changed when the new definitions for the zoning ordinance are written. She also stated that the use matrix which was reviewed a couple of months ago would be reviewed again as each zoning district is updated.

The new sections Five (5), Site Plan Review, and Six (6), Special Use Permits, were presented and discussed. Item 6-02, A-1 , Pre-Application Conference, states a pre-application conference shall be held, should instead say that it is “strongly encouraged or recommends”. A pre-application conference might not be necessary in the instance of small, simple projects.

At the next meeting, Mary will talk about combining some of the listed uses. She stated that we will be discussing wedding venues as possibly being allowed in Ag Forest, Resort/Commercial and RR-1. Mobile food venues, sexually explicit businesses, and marijuana sales and wind turbines.

Mary will bring small binders to the next meeting with dividers to differentiate between zoning districts as they are reviewed.

Meeting Change: Due to Spring Break and many being out of town the next meeting of the Planning Commission will be held on the second Tuesday of April, April 12 at 7 p.m.

Adjourn: Motion by Skop, seconded by Hodack to adjourn. All Ayes, Motion Carried.