

BOYNE VALLEY TOWNSHIP
PLANNING COMMISSION MINUTES

DATE: May 2, 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, and Marie Kelenske

ABSENT: Laurie Hodack

ALSO PRESENT: Township Zoning Administrator/Supervisor Sue Hobbs, Mary Campbell, Mike Gabos and Aaron Nordman.

APPROVAL OF MINUTES: Motion by Senter to approve the minutes seconded by Mike. Motion carried

NEW BUSINESS: Sue Hobbs reported that Linda Labreque called and reported that they are working on cleaning up their property but it is taking longer than expected. Will continue on working on it.

Mike Gabos presented a final site plan for storage building along M-75 S. Community well was move to the north east side of the structures. The storm water retentions ponds have been shortened and will not drain into M-75 S. The smaller units in the rear of the property have been cut down to 5 (five) units. Three of the units will be 30 X 150 foot buildings with 10 X 15 units, 30 units per building. The two larger units will be 20 X 200 foot buildings with 10 X 20 units and 20 units total per building

The four larger units will be 60 X 150 foot buildings with 5 units 20 foot and two units at 25 foot each. The larger units will be sold with water and heat to be included in the buildings. There will be bumpers on the corner of each building and will be paved driveways.

Trees will be planted in the landscape set back off main highway M-75 S.

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 an open field and does conform to area.

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

Will plant trees to make more appealing.

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.

Asked by Skop to move storm water detention from the front of lot to the side.

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.

Will be paved and have access.

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.

Shall put in some trees.

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.

Requesting lighting plan when site plan is completed.

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

All utilities are underground

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.

To contact County Road commission or MDOT

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.

Need to contact the Health Department for restrooms.

Motion by Skop to approve site plan with the condition of on approval from MDOT and Health Department approval Seconded by Felton. Motion carried.

COMMUNICATIONS: None

OLD BUSINESS: Hobbs to contact Boyne Propane about the fill station to close to road and other buildings not in compliance to print approval.

Kevin Leslie to come with preliminary plans of his project on Deer Lake and Crozier road at the June 4th meeting.

Mary Campbell handed out sections 3 General Provisions to be reviewed by Commission. There are some changes that need to be done. Mary will complete with more review to be done by the Commission.

Signs and Special Events will be discussed at the next meeting.

Hobbs and Campbell will meet with Boyne Mountain about the PUD and their plans for the upcoming year.

Next meeting scheduled for June 4th at 7:00 pm.

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

Meeting adjourned at 9:30 p.m.

Submitted by Marie Kelenske

Planning Commission Secretary