

**BOYNE VALLEY TOWNSHIP**  
**PLANNING COMMISSION MINUTES**

DATE: October 17, 2016

**Planning Commission meeting** was called to order by Mark Felton at 7:00 p.m. on October 17, 2016

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

**ALSO PRESENT:** Township Zoning Administrator/Supervisor Sue Hobbs, Planning Consultant Mary Campbell, and Jeff Denise

**NEW BUSINESS: Open Public Meeting at 7:05 p.m.**

Mary Campbell was in contact with our lawyer Bryan Graham and he had a few changes and clarifications. The majority of the comments and suggestions were very minor and straightforward, and thus were incorporated into the Public Hearing Draft which has been available for public review. A few of his questions were policy related, and thus highlighted for PC and public discussion. They are as follows:

Definitions: page 2-01, Section 2.01 Rules Applying to Text, item K – Bryan Graham wanted to be sure the Township wanted to allow adjoining lots to be separated by a street, noting this is a policy choice not a legal issue. Mary Campbell pointed out that this language is in the current ZO, so is not a change. The Planning Commission (PC) discussed and decided to keep it.

Section 3.10 Fences and Walls –item H - The owner of a fence or visual screen, consisting of materials requiring painting, staining or other significant periodic maintenance, shall be responsible for all maintenance of the fence. Bryan Graham noted since no setback is required, it is difficult to maintain the fence without either obtaining permission or trespassing on the adjoining property. The PC reviewed the pros and cons of requiring a setback for a fence and decided to leave the language as presented.

Section 8.11 Zoning Board of Appeals: Miscellaneous After consulting with Bryan Graham in follow-up to his initial review, Mary Campbell presented a revised paragraph to replace to two paragraphs of this section. However, after further review and discussion it was determined that only the original first paragraph was necessary as the Township ZBA does not have the authority to issue a use variance. The PC agreed with the elimination of the second paragraph.

Jeff Denise had questions about the size of signage in Resort Mixed Use District on page 3-12

The proposed size listed in the PH draft is 16 square feet in Resort Mixed Use but in Commercial use can be 32 square feet. After a short discussion the PC decided to change the size to 32 square feet. The signage would be more visible from the highway if it is changed to 32 square feet. The Planning Commission recommends the change. Also: Setback Requirements - Signs shall not be located within or overhang any Road Right-of-way.

A few other minor grammatical changes are to be incorporated.

Closed Public Hearing at 7:50 pm

Motion was made by Senter seconded by Kelenske to send the proposed Zoning Ordinance, as amended at this meeting, to the Charlevoix County Planning Commission for review and comment, as required by the Michigan Zoning Enabling Act.

The Planning Commission plans to review any County Comments at the next regularly scheduled meeting, and then recommend the Zoning Ordinance (with possible minor revisions) to the Township Board.

Next meeting scheduled for November 7 at 7:00 p.m.

Adjournment: Motion by Felton seconded by Senter to adjourn. Motion carried. Adjourned at 8:00 pm

Submitted by Marie Kelenske

Planning Commission Secretary