

Evangeline Township Planning Commission
02476 Wildwood Harbor Road, Boyne City, MI 49712
March 15, 2022, Regular Meeting

Approved: April 19, 2022

1.0 Call to Order and Roll Call:

Meeting called to order at 5:35 p.m. by Chair Cortright

Roll Call:

Present: Chair, Rod Cortright; Secretary, Linda Fry; Member, Larry Taylor

Excused: Vice Chair, Steve Smith

Absent: Member, Jeff Langhart

Staff: Zoning Administrator, Scott McPherson; Recording Secretary, Sara Christensen

Guests: Mike Passino of Northernview Homes on behalf of 03140 Springwater Beach Road

2.0 Approval of Meeting Minutes: Tabled due to absences of members in attendance at February meeting.

3.0 Hearing Citizens Comment-None

4.0 Unfinished Business - None

5.0 New Business

5.1 Pre-Application Conference: 03140 Springwater Beach Rd. – Springwater Beach District

Scott McPherson provided background on a pre-application request received from Jennifer Tysse of Northview Homes and Interiors for a project located at 03140 Springwater Beach Road in the Springwater Beach Zoning District. The plans are to renovate the existing home and possibly add an accessory building. The existing home is a Class B nonconforming structure due to encroachment into the waterfront setback. Estimates of the impervious surface based on 2021 aerial imagery show the existing improvements exceed the allowable 15% lot coverage. The Planning Commission was asked to review the attached preliminary site plan and provide comment to the applicant.

Mike Passino of Northernview Homes introduced himself and is here tonight to conduct due diligence to determine what is allowed before plans are drafted for the owner. The owner would like to convert some of the existing garage space into living space and construct a smaller garage on the property.

Chair Cortright noted the Township has strict standards regarding impervious surface, setbacks, etc. with even stricter requirements in steep slope areas and for Class B nonconforming structures. It was noted that about 90% of the existing house is within the set-back area. Chair Cortright noted that no changes or improvements can be made to the existing exterior, it can only continue to be maintained.

Mr. Passino inquired about the possibility of removing the house entirely and rebuilding. Chair Cortright suggested conceptual drawings be drafted and brought before the ZBA for a potential variance.

6.0 Reports & Communications-None

7.0 Planner/Zoning Administrator Report

Scott McPherson shared updates on Township short-term rentals. Following a first notice to 17 active properties, 12 registered, and second notices have been sent to three and 2 cannot be identified with available information. Planning Commission members were invited to a training at the City of Boyne City on April 11.

8.0 Next Meeting: The next meeting of the Planning Commission is scheduled for April 19, 2022, at the Evangeline Township Hall at 5:30 p.m.

9.0 Adjournment: Meeting adjourned at 6:20 p.m. by Chair Cortright.

Submitted By:



Sara Christensen, Recording Secretary