

Evangeline Township Planning Commission
02476 Wildwood Harbor Road, Boyne City, MI 49712
April 19, 2022, Regular Meeting

Approved: June 21, 2022

1.0 Call to Order and Roll Call:

Meeting called to order at 5:30 p.m. by Chair Cortright

Roll Call:

Present: Chair, Rod Cortright; Vice Chair, Steve Smith; Secretary, Linda Fry; Member, Larry Taylor; Member, Jeff Langhart

Absent: None

Staff: Zoning Administrator, Bonnie Shunatona; Recording Secretary, Sara Christensen

Guests: Township Supervisor, Jim Howell; Mr. & Mrs. Jim Habasco owners of 02773 Boyne City-Charlevoix Road with Carrie May of Boyne Engineering and Design; and Mark Grimme owner of Lots 99, 100 & 101 Spring Street (on the phone) with Jessica Moore, Architect and Matt Bricker, Builder

2.0 Approval of Meeting Minutes: Minutes from the February 15, 2022 and March 15, 2022 regular meetings were reviewed.

Motion to approve the February 15, 2022 minutes as presented by S. Smith, seconded by J. Langhart: vote all ayes, motion carried.

Motion to approve the March 15, 2022 minutes as presented by L. Taylor, seconded by L. Fry: vote all ayes, motion carried.

Chair Cortright introduced the new Township Zoning Administrator, Bonnie Shunatona.

3.0 Hearing Citizens Comment

Supervisor Howell thanked the Planning Commission members for their service, stated that he really appreciates all they do, and welcomed Bonnie Shunatona.

4.0 Unfinished Business – None

5.0 New Business

5.1 Pre-Application Meeting: Habasco – 02773 Boyne City-Charlevoix Road (15-005-021-013-10)

Bonnie Shunatona provided background in tonight's meeting packet on previous Planning Commission meetings Mr. Habasco has attended regarding potential development of a 26.7 acre parcel in the Mixed Use District.

Carrie May of Boyne Engineering and Design, PLLC was invited to present ideas the Habasco's are considering for the multi-use district. She distributed a list of questions to the Planning Commission and asked for clarification on the intent of the Zoning Ordinance as applied to this district. They are looking for specific guidance to go forward with development plans for this property.

The Planning Commission under the leadership of Chair Cortright responded to each question explaining the intent and desired compliance with the Zoning Ordinance standards. At the end, Chair Cortright recognized their challenge in completing a viable project within the existing language.

Carrie May stated they would like to bring a proposal that starts with commercial development (storage units) on two (2) acres of the parcel while the Planning Commission works on updating language in the Zoning Ordinance for the Mixed Use District.

Township Supervisor Howell provided insight into the Planning Commission's intentions when this section of the Zoning Ordinance was written as he was part of the Commission at that time. He noted two significant factors considered when it was originally drafted, (1) a much larger parcel was thought to be developed (2) the idea that city water could be extended to this district. It no longer appears that either of these assumptions will be realized.

Member Jeff Langhart asked if they could bring their plan for Phase 1 (Storage Units on 2 acres of the parcel) forward for Planning Commission review. Chair Cortright stated that the Zoning Ordinance language needs to be updated before approvals are granted.

Mr. Habasco briefly shared details of his significant financial investment and years-long struggle with cleaning up this property and getting Township approval for a development plan.

With so many changes since the language for Mixed Use in ZO was developed... the PC is willing to look this over

Chair Cortright stated that with so many changes since the language in the Zoning Ordinance for the Mixed Use District was developed, the next best step is to review the language over a few future meetings and determine revised language for the intent of the district. He briefly described the process for a Zoning Ordinance revision (Planning Commission drafts recommended revisions, a Public Hearing is held; the County reviews the language; and the Township Board approves official changes).

Mr. & Mrs. Habasco's representative, Carrie May, asked for a compromise to approve Phase 1 (Storage Units on 2 acres of the parcel) as soon as possible so they may begin to raise the capital necessary to develop the remainder of the parcel.

Chair Cortright stated that discussion on changing the Zoning Ordinance language for the Mixed Use District will take place at a Special Committee of the Whole Meeting on May 4 at 5:30 PM. Notice of this Special Meeting will be posted on the Township website.

5.2 Pre-Application Meeting: Grimme – Lots 99, 100 & 101 Springwater Beach Resort

Bonnie Shunatona provided background information in tonight's meeting packet for this request received by staff on April 11, 2022 from Jessica Moore, Architect on behalf of Mark & Susan Grimme, for a pre-application conference for a project located on Lots 99, 100 & 101 (address TBD) Spring Street in the Springwater Beach District and Terrace Road Overlay District. The proposed project includes new construction of a 2-story home and detached garage. An estimate of 21% impervious surface was provided on the architect's drawing, this is greater than the 15% district standard set forth in Section 5.04.3B.

Architect Jessica Moore was invited to present plans for development of the three (3) lots in Springwater Beach on behalf of owner, Mark Grimme, who joined the meeting via phone. She explained that Mr. Grimme owns frontage on the water as well as these three back lots. She noted that the language in the Zoning Ordinance is posing a challenge for them when combining the lots versus what they would be able to do on each individual parcel.

Chair Cortright recognized understanding of their challenge and explained the difference between individual parcels; Master parcels; and the Planning Commission's intent for the existing Zoning Ordinance language. He noted that property owners are provided the opportunity to take variance requests to the Zoning Board of Appeals, but the Planning Commission does not have the authority to

grant variances from the Zoning Ordinance, so they cannot approve the plan as presented tonight. Chair Cortright noted the Planning Commission can approve a future plan that meets the Zoning Ordinance including bringing the impervious surface coverage down to 15%.

Mr. Grimme noted they have owned a house two doors down since 1996, and they bought these parcels for their growing family.

6.0 Reports & Communications

6.1 County's Review of Zoning Ordinance Amendment 1 of 2022

Bonnie Shunatona included a response received from the Charlevoix County Planning Commission regarding the proposed text amendments to the Evangeline Township Zoning Ordinance pertaining to cottage industries in tonight's meeting packet.

Chair Cortright stated that this topic will also be included in the agenda for the Special Committee of the Whole Meeting on May 4.

7.0 Planner/Zoning Administrator Report

Bonnie Shunatona reviewed an updated prepared by Scott McPherson that included updates on previously noted open projects and four (4) new zoning permits issued since the last meeting.

8.0 Next Meeting: The next meeting of the Planning Commission is scheduled for May 4 and will be a Committee of the Whole; the next regular meeting will be May 17, 2022, both will be at the Evangeline Township Hall at 5:30 p.m.

9.0 Adjournment: Meeting adjourned at 7:00 p.m. by Chair Cortright.

Submitted By:



Sara Christensen, Recording Secretary