

Evangeline Township Planning Commission
02476 Wildwood Harbor Road, Boyne City, MI 49712
May 4, 2022, Special 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; and Member, Jeff Langhart (by phone).

Absent: None

Staff: Zoning Administrator, Bonnie Shunatona

Guests: Mr. & Mrs. Jim Habasco owners of 02773 Boyne City-Charlevoix Road with an attorney, neighbor, and Carrie May of Boyne Engineering and Design; Marty Moody.

Chair Cortright noted this is a special meeting to discuss options for proposed changes to the Mixed-Use zoning district to present to the Township Board.

2.0 Zoning Ordinance Review - Mixed Use District

Chair Cortright noted the current language in the Mixed-Use (MU) zoning district was created at a time when the Township planned to have the ability to connect that district to the City of Boyne City's water and sewer system, which does no longer seem to be a viable option. It has become apparent the original plan for that district and current zoning regulations are no longer realistically feasible, so this session was held to obtain ideas and options for changes to the district that would better serve the Township.

The following ideas were presented by the Planning Commission:

- Retain the mixed-use status for the district but remove the requirement to have a mixed residential use on all Master Parcels.
- Replace the current MU internal street construction standards with the Township's current private road standards.
- Continue limiting the number of curb cuts on Boyne City/Charlevoix Road.
- Continue to limit development to areas with 12% slopes or less.
- Maintain the 2-acre limit for commercial development but exempt the required area for screening from that number.
- Beef up the screening and road setback requirements for warehouse/storage areas.
- Include a 20% maximum impervious surface requirement on all Master Parcels.
- Remove all language from Section 5.07.5 through 5.07.21.

The following ideas were presented by the Public:

- Increase the 2-acre limit for commercial development to 4-acres.
- Increase the allowable density; Planning Commission wants to limit density to maximum of one residence per 3 acres of land in Master Parcel.
- Public suggested increasing density to one residence per 1.5 acres of land in Master Parcel.

The following ideas were presented by the Zoning Administrator:

- Keep language from Section 5.07.5 through 5.07.21 and re-designate it as a Planned Unit Development (PUD) with minimum size requirements for Master Parcels where PUD would be allowed.
- Make acreage restrictions for commercial development a set percentage of parcel size either as single percent standard or a percentage tier standard.

- Consider using the “Master Parcel” designation only for standards applicable to a PUD, not for commercial or residential uses on parcels that have been divided and sold.

The following suggestions and comments were made during open discussion:

- Calculation of residential density would NOT include the area(s) of any Master Parcel utilized for commercial use.
- Commercial use – specifically storage units should be a use by right in the district with prescribed standards rather than a Special Use.
- Any increase in commercial area size (from 2-acre max to 4-acre max) would require greater setback distance and more stringent screening requirements.
- Current standards for screening of storage units are already stringent.

The following questions were posed during discussion:

- Where is the density limit of one residence per 3 acres of land coming from and what is the rationale for it?
- What types of commercial uses would the Township like to see in that district?
- What safeguards are in place to ensure development occurs as stated in a site plan?

Chair Cortright stated that the Planning Commission will take the information from tonight and from future meetings to draft proposed changes to the Mixed-Use zoning district language to be presented to the Township Board.

3.0 Next Meeting: The next meeting of the Planning Commission is a Regular Meeting scheduled for May 17, 2022, at the Evangeline Township Hall at 5:30 p.m.

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

Submitted By:

Linda Fry

Linda Fry, Secretary