

Evangeline Township Planning Commission
02476 Wildwood Harbor Road, Boyne City, MI 49712
June 6, 2022, Special Meeting

Approved: June 21, 2022

1.0 Call to Order and Roll Call:

Meeting called to order at 5:31 p.m. by Chair Cortright

Roll Call:

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

Absent: None

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

Guests: Mr. & Mrs. Jim Habasco owners of 02773 Boyne City-Charlevoix Road; Mr. & Mrs. Ronald Ottney owners of 2149 Old Horton Bay Rd.

Chair Cortright noted this is a special meeting and stated that discussion will focus on proposed revisions to the Zoning Ordinance language for the Mixed Use District and other recommended administrative language changes.

Chair Cortright asked if there were any other items that tonight's attendees would like to discuss. Jim Habasco asked Chair Cortright about the wells that were recently tested by the Charlevoix County Health Department on his property. Chair Cortright explained that the testing completed by the Health Department is for a different intent and purpose than what the Township Zoning Ordinance is trying to monitor which is residential density groundwater nitrates.

2.0 Revisions to Language in Section 5.07 Mixed Use District of the Zoning Ordinance

Chair Cortright noted the goal is to have a finalized version of the revised language in Section 5.07 Mixed Use District on the July meeting agenda. The next step is to approve publishing a Public Hearing for July at the Regular June meeting. Chair Cortright noted that he attended a recent Township Board meeting to present a summary of the proposed changes from the May Special Meeting including increasing the area for storage units, screening, and curb cuts. Ron Ottney asked Chair Cortright if the Township is only concerned about screening on BC-Charlevoix Road, and the response was, yes.

Chair Cortright reviewed the existing language in Section 5.07 Mixed Use District (MU) including:

Section 5.07.1 Intent

Section 5.07.2 Allowable Uses

Section 5.07.3 Allowable Uses subject to Special Use Permit

Section 5.07.4 Developable Area

Section 5.07.5 Maximum Number of Curb Cuts allowed

Section 5.07.6 Maximum Number of Residential Dwellings

Section 5.07.7 Single Family Residential Dimensional Standards

Chair Cortright then drew up a draft site plan on the chalkboard demonstrating how the Habasco property could be utilized with the proposed changes. He noted the storage unit portion could be a maximum of 4 acres and the Special Use section will need to be updated regarding screening, storm water, etc. Jeff Langhart noted that language will need to be drafted for the developer establishing the screening and the landowner for maintaining it.

Mr. & Mrs. Habasco exited the meeting.

3.0 Other Admin changes to ZO

Chair Cortright noted that he invited Bonnie Shunatona, new Zoning Administrator, to look through the Zoning Ordinance and recommend any necessary updates. Included in tonight's meeting packet is a summary of her findings and recommended changes which she reviewed for the Planning Commission.

In summary, Bonnie recommended this large task be tackled one section at a time at subsequent meetings. Chair Cortright agreed with this idea and recommended that Attorney Bryan Graham draft language for each section to be included in each meeting packet for Planning Commission review and discussion.

Chair Cortright made changes to Article II: Definitions of the Zoning Ordinance in real time on the overhead screen.

Chair Cortright would like to start with a review of Section 3 and then circle back to the Definitions section to see if everything is aligned.

Chair Cortright then put Article III: General Provisions on the overhead for review. A couple areas were noted where additional work is needed, and new maps incorporated. He reiterated the intent to hold a public hearing in July to approve the proposed revisions to Section 5.07.

4.0 Next Meeting: The next meeting of the Planning Commission is a Regular Meeting scheduled for June 21, 2022, at the Evangeline Township Hall at 5:30 p.m.

5.0 Adjournment: Meeting adjourned at 6:44 p.m. by Chair Cortright.

Submitted By:



Sara Christensen, Recording Secretary