

Evangeline Township Planning Commission
02476 Wildwood Harbor Road, Boyne City, MI 49712
June 21, 2022, Regular Meeting

Approved: July 19, 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; and Member, Larry Taylor.

Excused: Member, Jeff Langhart

Staff: Zoning Administrator, Bonnie Shunatona; Recording Secretary, Sara Christensen (on phone)

Guests: Todd Wright of Wright Building & Design on behalf of Kevin & Katherine McCrone (owners of 04355 Jarrett Ln.); Mr. & Mrs. Ronald Ottney.

2.0 Declaration of any Conflicts of Interest Concerning Agenda Items: None

3.0 Approval of Meeting Minutes: Moved to 7.2 Unfinished Business.

4.0 Citizens Comments on Non-Agenda Items:

Todd Wright mentioned a road right-of-way issue on Court Street. Township Zoning Administrator, Bonnie Shunatona said she will look into this.

5.0 Advertised Public Hearings: None

6.0 New Business

6.1 Lot Reconfiguration: McCrone – 04355 Jarrett Ln.; Walloon Lake District

Staff Bonnie Shunatona stated that the applicant seeks an approval to reconfigure three nonconforming lots of record into two conforming lots, by splitting the center parcel between the two outer parcels. She provided additional background information in tonight's packet.

Todd Wright was invited to provide additional information. He reiterated that the lots will become conforming with the proposed site plan.

Discussion took place amongst the Planning Commission regarding the lot reconfiguration. Chairman Cortright noted his only concern was the land area/building envelope for the second lot. The Planning Commission went through the McCrone Lot Reconfiguration Decision and Order (Attachment A).

Motion by Steve Smith, based on the findings of fact to approve the Lot Reconfiguration, seconded by Larry Taylor. Roll call vote: Steve Smith – Aye; Larry Taylor – Aye; Rod Cortright – Aye; and Linda Fry – Aye. Motion carried.

6.2 Pre-App Consult & Site Plan Review: McCrone– 04355 Jarrett Ln.; Walloon Lake District

Staff provided background information in tonight's meeting packet for a request to construct a conforming primary dwelling to replace the pre-existing nonconforming primary dwelling which will be removed. The proposed new structure will be a single-family dwelling unit with an attached garage.

Todd Wright was once again invited to provide additional information and he said he was all set.

The Planning Commission went through the McCrone Site Plan Review Decision and Order (Attachment B).

Motion by Larry Taylor, based on the findings of fact and with proof of issuance of a valid soil erosion permit from Charlevoix County, to approve the Site Plan, seconded by L. Fry. Roll call vote: Steve Smith – Aye; Larry Taylor – Aye; Rod Cortright – Aye; and Linda Fry – Aye. Motion carried.

6.3 Complaint & Violation Letter Rebuttal - Natural Vegetation Waterfront Buffer Strip & Short-Term Rental: Lansing – 3670 & 3672 Glenwood Beach Dr.; Glenwood Beach District
Bonnie Shunatona was invited to share background information on the complaint and violation letter and Mr. Lansing’s rebuttal. Chairman Cortright explained that the short-term rental issue is separate from the zoning issue and complaints should be directed to the Township Board.

7.0 Unfinished Business

7.1 Zoning Ordinance Proposed Revisions

A Special Meeting will take place regarding Zoning Ordinance Proposed Revisions on July 7 at 5:30 at the Township Hall.

7.2 Approval of Meeting Minutes: Minutes from the April 19, 2022 regular meeting; May 4, 2022 special meeting; May 17, 2022 regular meeting; and June 6 special meeting were reviewed. Motion to approve the minutes as presented by L. Taylor, seconded by L. Fry: vote all ayes, motion carried.
Moved to under last item.

7.3 Site Visit Proposal-Private Road/Parcel Split: Ottney – 2149 Old Horton Bay Rd. Permission to go to property, adjourn, meet at Ottney Prop.

Chair Cortright announced that this portion of the meeting will take place at the Ottney property, 2149 Old Horton Bay Road and everyone was invited to attend. Chair Cortright recessed the meeting at 7:05 at the Township Hall and reopened the meeting at the Ottney property at 7:15 p.m. In attendance were: Chair, Rod Cortright; Vice Chair, Steve Smith; Secretary, Linda Fry; Member, Larry Taylor; Zoning Administrator, Bonnie Shunatona; and Mr. & Mrs. Ottney.

Recording Secretary, Sara Christensen did not attend the site visit, so Zoning Administrator, Bonnie Shunatona provided the following notes.

Following Chair Cortright’s call to order at 2149 Old Horton Bay Road, he turned the meeting over to Mr Ottney who proceeded to walk the group through the property pointing out prospective home building sites. Chair Cortright took some Basal area measurements, shared the results, and demonstrated how this can be replicated. Discussion took place regarding Mr. Ottney’s clearing of trees on the property. Chair Cortright pointed out potential home construction sites below the ridgeline and viewshed.

Discussion continued regarding view issues, viewshed, tree density and the Ordinance. Mr. Ottney invited everyone inside to view photos of the property before and after his timbering of the land. Mr. & Mrs. Ottney, Chair Cortright, and the Zoning Administrator went inside. Discussion continued regarding the timber and basal area. Mr. Ottney stated that he plans to retain an attorney to take the Township and individual Planning Commissioners to court due to their defense of the Ordinance.

8.0 Reports & Communications

8.1 Request from Lee Maynard of LIAA for an hour on the September 20, 2022 Agenda-Tabled

8.2 Letter from Township Attorney regarding Natural Vegetation Waterfront Buffer Strip and Short-Term Rental Licensing Ordinance with 2nd Follow-up Letter. - Tabled

9.0 Planner/Zoning Administrator Report

A copy of the Planner/Zoning Administrator Report was included in tonight's meeting packet, but was not discussed at the meeting.

10.0 Next Meeting: The next meetings of the Planning Commission are a special meeting on July 7, 2022 and a regular meeting with a public hearing on July 19, 2022; both at 5:30 p.m. at the Evangeline Township Hall.

11.0 Adjournment: Meeting adjourned at 7:50 p.m. by Chair Cortright.

Submitted By:

A handwritten signature in black ink that reads "S. Christensen". The signature is written in a cursive style with a large, stylized initial "S".

Sara Christensen, Recording Secretary