

Evangeline Township Planning Commission
02476 Wildwood Harbor Road, Boyne City, MI 49712
December 20, 2022, Regular Meeting

Approved: January 17, 2023

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; and Member, Larry Taylor.

Excused: Member, Jeff Langhart

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

Guests: Todd Wright, Nate Farran and Mike Castiglione.

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

3.0 Approval of Meeting Minutes: Minutes from the November 22, 2022 regular meeting were reviewed.

Motion to approve the November 22, 2022 minutes as presented by L. Fry, seconded by L. Taylor: vote all ayes, motion carried.

4.0 Citizens Comments on Non-Agenda Items: None

5.0 Advertised Public Hearings: None

6.0 New Business

6.1 Pre-App Consult – Todd Wright/Campground

Chair Cortright invited Todd Wright to share his plans for developing a campground on his Boyne City – Charlevoix Road property. Mr. Wright introduced his son-in-law Nate Farran, campground operator and Mike Castiglione, possible commercial tenant. He stated the plan has not changed much since his presentation about 18 months ago with the exception of a 5,000 square foot building to hold a brewhouse. The campground will consist of a variety of sites from full hook-up RV sites to sites with just electric and EV charging at some sites. The development complies with all setbacks, there is one curb cut and the frontage is just short of the ordinance requirement of 300' road frontage with only about 280 feet. Mr. Wright stated the tiny homes (park model) may be introduced at a later time and can fit on the existing sites. The brewhouse, some campsites and one bathhouse building would be open year-round. Nate shared his plans for operation of the campground. Mr. Wright shared that final permits from the Health Department are expected in January.

Chair Cortright said he does not see any red flags. Planning Commission members asked about the total campsite capacity of the plan and Mr. Wright said the maximum is 72 sites. He shared that future expansion possibilities could include an event center. Mr. Wright stated that he plans to be back in front of the Planning Commission in January or February. Construction would begin in spring of 2023 with an anticipated opening in 2024.

6.2 Term Renewals – Cortright & Langhart

Rod Cortright and Jeff Langhart's terms are expiring on December 31, 2022. Rod Cortright has agreed to serve another three-year term. Jeff Langhart is not in attendance tonight.

Motion by L. Taylor to recommend the Township Board reappoint Rod Cortright to the Planning Commission for a three-year term, seconded by L. Fry: vote all ayes with Cortright abstaining, motion carried.

7.0 Unfinished Business

7.1 Zoning Ordinance Proposed Amendment

Chair Cortright led the Planning Commission through a review of the redlined version of the Proposed Ordinance Amendment included in tonight's meeting packet and invited comment.

Motion by L. Taylor to approve the proposed changes to the Ordinance Amendment, seconded by S. Smith: vote all ayes, motion carried.

Staff will publish a Public Hearing notice for the January 17, 2023 meeting of the Planning Commission.

8.0 Reports, Communication, Commissioner Comments: None

9.0 Staff Reports

9.1 Planner/Zoning Administrator Report

A copy of the November 2022 Planner/Zoning Administrator Report was included in tonight's meeting packet. Planner/Zoning Administrator Shunatona provided an overview with responses to Planning Commission questions.

10.0 Next Meeting: The next meeting of the Planning Commission is a Regular Meeting to be held on January 17, 2023, at the Evangeline Township Hall at 5:30 p.m.

11.0 Adjournment: Meeting adjourned at 6:43 p.m. by Chair Cortright.

Submitted By:



Sara Christensen, Recording Secretary