

Evangeline Township Planning Commission
02476 Wildwood Harbor Road, Boyne City, MI 49712
June 20, 2023, Regular Meeting

Approved: July 18, 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, Rachel Swiss; Member, Jeff Langhart

Resigned: Member, Larry Taylor

Staff: Planner/Zoning Administrator, Scott McPherson; Recording Secretary, Sara Christensen; Township Attorney, Peter Wendling

Guests: David Beek; Steve Bratschie, owner of 3580 Boyne City Rd.

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

3.0 Approval of Meeting Minutes:

Motion by R. Swiss to approve the May 16, 2023 Regular meeting minutes as presented, seconded by J. Langhart: 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 Site Plan Review for Lot Reconfiguration Request 728 N. Addis Road, Case #PC2023-05

Chair Cortright recommended tabling this review because more information needs to be gathered regarding irregularities on this property and legal counsel will need to be consulted.

David Beek exited the meeting.

6.2 Pre-Application Review 3580 Boyne City Road

Chair Cortright invited Planner/Zoning Administrator S. McPherson to provide an overview of the project Steve Bratschie is proposing for development of duplex units on 3.5 acres at 3580 Boyne City Road. Mr. Bratschie was invited to share additional details.

Based on the information shared tonight, Chair Cortright noted two-family dwellings are a use by right in the district and the lot division lines appear to meet the standards.

Mr. Bratschie plans to submit a site plan review application for the next meeting.

7.0 Unfinished Business-None

8.0 Reports, Communication, Commissioner Comments

Chair Cortright shared that Larry Taylor resigned and Wally Kidd will be filling the open seat on the Planning Commission Board.

9.0 Staff Reports

9.1 Planner/Zoning Administrator Report

Planner/Zoning Administrator S. McPherson shared that a violation notice for sand mining has been given and when he talked to the property owner, they said the mining will stop. S. McPherson explained to them the process for a Special Land Use permit if they wish to continue mining.

S. McPherson noted that a couple applications have been received for the assistant planner position and interviews will take place next week.

10.0 Next Meeting: The next meeting of the Planning Commission will be a Regular Meeting on July 18, 2023 at 5:30 p.m. at the Evangeline Township Hall.

11.0 Adjournment: Meeting adjourned at 6:30 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, looped initial "S".

Sara Christensen, Recording Secretary