

Evangeline Township Planning Commission
02476 Wildwood Harbor Road, Boyne City, MI 49712
July 18, 2023, Regular Meeting

Approved: August 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, Rachel Swiss; and Member, Jeff Langhart

Excused: Member Wally Kidd

Staff: Planner/Zoning Administrator, Scott McPherson; Recording Secretary, Sara Christensen

Guests: David Beek, JP Gerster, Steven Bratschie, and Richard Tainter

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 June 20, 2023 Regular meeting minutes as presented, seconded by J. Langhart: vote all ayes, motion carried.

4.0 Citizens Comments on Non-Agenda Items: Richard Tainter stated that he would help with a Solar Green House if funded.

Richard Tainter exited the meeting.

5.0 Advertised Public Hearings: None

6.0 New Business

6.1 Lot Reconfiguration Request 3580 Boyne City Road, Case #PC2023-06

Planning Director, Scott McPherson was invited to provide a summary of the site plan review application submitted by Steven Bratschie. He stated that it just came to the applicants attention that he would like to make additional changes to the submitted sketch, so he will resubmit at a later date. This item was tabled until next month.

Steven Bratschie exited the meeting.

6.2 Review and discussion non-conforming deck additions

Chair Cortright tabled this item with member consent.

7.0 Unfinished Business

7.1 Lot Reconfiguration Request 728 N. Addis Road, Case #PC2023-05

Chair Cortright recognized that David Beek and JP Gerster are here tonight representing this request. He noted this topic was tabled at the previous meeting because of irregularities and past splits. Chair Cortright demonstrated the historical splits as researched by the planning commission and township attorney noting misinterpretations of the ordinance by applicants and staff resulted in 8 (eight) splits over time. He stated there should have been a maximum of 4 (four) splits with one remaining large parcel. Chair Cortright stated that Township Attorney, Bryan Graham confirmed there are no additional splits available.

Discussion took place with David Beek and JP Gerster as to the intent of the impending sale.

Motion by R. Swiss to approve bringing Parcel C back into conformance with the Township Ordinance by reconfiguring the lot to a 3.015 acre rectangle with an easement as identified in legal description and sketch dated July 12, 2001, seconded by S. Smith: vote all ayes, motion carried.

David Beek and JP Gerster exited the meeting.

8.0 Reports, Communication, Commissioner Comments - None

9.0 Staff Reports

9.1 Planner/Zoning Administrator Report

Planner/Zoning Administrator S. McPherson referenced the June 2023 staff report included in tonight's agenda packet, there were no questions. He also gave a brief update of the active short-term rental licenses.

He also noted that an assistance planner has been selected and will be starting on August 7.

R. Swiss requested that "Master Plan Review" be put on the next Agenda as it has been 5 years since the last update.

10.0 Next Meeting: The next meeting of the Planning Commission will be a Regular Meeting on August 15, 2023 at 5:30 p.m. at the Evangeline Township Hall.

11.0 Adjournment: Meeting adjourned at 6:33 p.m. by Chair Cortright.

Submitted By:

A handwritten signature in black ink that reads "S. Christensen". The signature is written in a cursive, flowing style.

Sara Christensen, Recording Secretary