

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

Approved: May 16, 2023

1.0 Call to Order and Roll Call:

Meeting called to order at 5:32 p.m. by Chair Cortright.

Roll Call:

Present: Chair, Rod Cortright; Vice Chair, Steve Smith; Secretary, Rachel Swiss; Member, Larry Taylor; Member, Jeff Langhart

Absent: None

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

Guests: Mike Castiglione & Derek Shankland (Stiggs Brewing); Todd Wright, Alison and Nate Farran (Outstay campground); Mr. & Mrs. Casey Jaskiewicz (neighbor to Outstay campground).

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

3.0 Approval of Meeting Minutes:

Motion by S. Smith to approve the March 21, 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 SPR Pre-App Consult with Todd Wright – Campground at 2575 Boyne City Rd, Mixed-Use District

Chair Cortright shared that tonight a Special Use Permit Preapplication discussion will take place regarding 2575 Boyne City Road (former Wildwood Rush property) owned by Todd Wright.

Planner/Zoning Administrator, Bonnie Shunatona was invited to share a summary of the project as presented in tonight's meeting packet. She noted some of the reference materials including a project summary and statement of justification, DEQ standards for campground water quality and conceptual design.

Todd Wright was invited to make a presentation and he provided larger scale maps. He noted that also in attendance tonight to talk about the campground project is his daughter Alison Farran and son-in-law Nate Farran, as well as Mike Castiglione and Derek Shankland from Stiggs Brewing who will share details of a brewhouse planned for the property. Todd shared some of the steps and various permitting agencies he has been working with including EGLE and the Charlevoix County Health Dept who will do all onsite work (septic system evaluation, etc).

Alison and Nate (operators of the campground) provided an explanation of "Outstay" An Active Lifestyle Camping Destination and why they believe this is a great opportunity for the Township and people who enjoy this type of recreation. The campground will feature 80 sites (about one quarter of Young State Park) with wider open spaces and larger camping sites at a higher end price-point. They are planning higher-end amenities with a variety of site types. This will be a year-round operation. They described examples of places they have visited that were inspiration for their plans for Outstay. The experience will be bicycle centric with onsite rentals for various activities.

Derek Shankland spoke on behalf of Stiggs Brewing and shared their plans for a brewhouse as part of this project. Stiggs had been looking for an opportunity to expand their brand. They would like to increase productivity that can be packaged for outside sales and this brewhouse and taproom provides that opportunity. The 10-barrel production facility and taproom is about 4,000 sq.ft. Discussion took place regarding the anticipated amount and type of traffic as a result of the brewhouse operations. It was determined that deliveries of raw product and pick-up of finished product would result in a few small box trucks per week at the most.

The Planning Commission asked about a timeframe for the project and Todd replied that in a perfect world, they would open the campground and the new Stiggs facility this time next year.

Mr. & Mrs. Casey Jaskiewicz (neighbor to the proposed campground) shared a couple concerns they have regarding a buffer down the east side of the property line and well water consumption. They noted these issues have been discussed with Todd Wright and he is planning to install a tree buffer on the Jaskiewicz side of the property, the taphouse will use the existing well and a new well will be drilled for the campground. This new well is required to be monitored regularly.

Chair Cortright reiterated that tonight is just for information gathering and discussion with no decisions. Todd shared a driveway design proposed to the Charlevoix County Road Commission for a new driveway permit. He noted the Road Commission's requirement to design an entrance with a passing lane, a deceleration lane, and a wider turning radius. Todd is hoping to work with the Road Commission to re-evaluate their original position. His other option is to continue using the existing driveway which does not require a permit. Discussion also took place regarding ideas on how to safely cross to the bike path on the opposite side of the road.

Chair Cortright closed public comments and invited discussion from the Planning Commission. They read through a list of Zoning Ordinance standards and determined all were applicable for a complete application. They asked if the zipline is staying and the answer was, no, the tower near the road will be removed. They asked about access to sites up top for emergency services and were told that Boyne Valley Township has maps and a vehicle for this purpose. Todd noted that drawings for each building will be submitted individually. Hearing no other questions, Chair Cortright stated that a public hearing will be scheduled for May regarding this property.

7.0 Unfinished Business

7.1 Green Belt Discussion – Glenwood Beach

Member Langhart was invited to share his thoughts and concern regarding greenbelt requirements in the Glenwood Beach district and how issues are handled by the Planning Commission. He stated his belief that each parcel and owner request should be considered individually to determine how the intent of the ordinance can be carried out while also finding a compromise on the property owners desires. Chair Cortright noted that greenbelts are the most effective way to deal with properties on the waterfront and that if a property owner cannot meet the Zoning Ordinance requirements, they should take their request to the Zoning Board of Appeals. The conversation went back and forth for a bit with no conclusion.

8.0 Reports, Communication, Commissioner Comments:

Chair Cortright asked members who are participating currently in the Citizen Planner session how it is going. They stated that it is good information, but the three-hour lecture format is tough.

9.0 Staff Reports

9.1 Planner/Zoning Administrator Report

Planner/Zoning Administrator B. Shunatona briefly summarized the March Staff Report in tonight's meeting packet. There were no Planning Commission questions.

10.0 Next Meeting: The next meeting of the Planning Commission will be a Regular Meeting on May 16, 2023 at 5:30 p.m. at the Evangeline Township Hall.

11.0 Adjournment: Meeting adjourned at 7:27. 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