

Evangeline Township Planning Commission
02476 Wildwood Harbor Road, Boyne City, MI 49712
February 21, 2023, Regular Meeting

Approved: March 21, 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; Secretary, Rachel Swiss; Member, Jeff Langhart; and Member, Larry Taylor.

Absent: Vice Chair, Steve Smith

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

Guests: William “Billy” Graham of 13 Shadow Trails Road, Ron Ottney of 2149 Old Horton Bay Road and Mallory O’Brien (realtor representing Mr. Ottney). Mr. and Mrs. Jim Habasco arrived at 7:00 p.m.

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

3.0 Approval of Meeting Minutes:

Motion by L. Taylor to approve the January 17, 2023 Regular meeting minutes as corrected, seconded by J. Langhart: vote all ayes, motion carried.

Motion by R. Swiss to approve the January 31, 2023 Special meeting minutes as presented, seconded by L. Taylor: vote all ayes, motion carried.

4.0 Citizens Comments on Non-Agenda Items: None

5.0 Advertised Public Hearings: Zoning Ordinance Amendment, Draft 5

Chair Cortright opened the floor for public comment on the proposed Zoning Ordinance amendment language. He explained that anyone wishing to speak please state their name and property location.

Ron Ottney asked clarifying questions about the difference between accessory dwellings and accessory buildings as presented in the proposed ordinance language.

After a lengthy discussion about the Planning Commission’s intent for the definition of each, Chair Cortright closed the Public Hearing at 6:02PM. Mr. Ottney exited the meeting.

Chair Cortright opened the meeting to Planning Commission Board deliberations. J. Langhart inquired about the trigger for requiring a Natural Vegetation Waterfront Buffer Strip and if alternative options are ever considered. Chair Cortright explained triggering events and the reason for requiring this to correct stormwater runoff deficiencies. J. Langhart expressed his desire to continue this conversation at a later date with the possibility of considering alternative options.

Chair Cortright asked if there are any other comments, suggestions or additions to the draft ordinance language presented tonight. It was determined that any definition changes will be addressed in the future.

Motion by R. Swiss to recommend to the Township Board approval of the zoning ordinance amendment as written; seconded by J. Langhart: vote all ayes, motion carried.

6.0 Unfinished Business

6.1 Natural Vegetation Waterfront Buffer Strip

Chair Cortright led this discussion in 5.0 during Planning Commission deliberations.

6.2 Water Quality Testing Requirements

Chair Cortright opened a discussion on the Township's role in ground water quality, concerns, and testing. No conclusions were reached.

7.0 New Business

7.1 Site Plan Review – Graham; 13 Shadow Trails Road

B. Shunatona was invited to give an overview of the application received from William Graham who wishes to demolish two small existing accessory structures and replace them with a new 40' x 30' residential accessory building. She noted a variation of the proposed project, with an accessory dwelling unit in an upper story, was approved by the Planning Commission in May 2021. Mr. Graham was invited to provide any additional comments, he was satisfied with the overview provided. Chair Cortright suggested the previous Findings of Fact be referenced.

Motion by L. Taylor based on the Findings of Fact from the site plan review of May 18, 2021, the Planning Commission finds the only change to the original request is the building height is less and no longer contains an accessory dwelling unit; seconded by J. Langhart: vote all ayes, motion carried.

Motion by L. Taylor to approve construction of a 40' x 30' detached accessory building at 13 Shadow Trails Road, Boyne City as presented, seconded by J. Langhart: vote all ayes, motion carried.

8.0 Reports, Communication, Commissioner Comments:

Chair Cortright shared that he attended a meeting earlier today with the Walloon Lake Association. They are proposing getting the five units of government from around the lake together to develop an overlay district that each township can adopt in their Zoning Ordinance.

9.0 Staff Reports

9.1 Planner/Zoning Administrator Report

Planner/Zoning Administrator Shunatona included a January Staff Report in tonight's meeting packet. There were no Planning Commission questions.

She noted the Citizen Planner series begins this spring on Thursday nights from 6:00 – 9:00 p.m.

10.0 Next Meeting: The next meeting of the Planning Commission will be a Regular Meeting on March 21, 2023 at 5:30 p.m. at the Evangeline Township Hall.

11.0 Adjournment: Meeting adjourned at 7:16 p.m. by Chair Cortright.

Submitted By:



Sara Christensen, Recording Secretary