

Evangeline Township Planning Commission
02476 Wildwood Harbor Road, Boyne City, MI 49712
January 17, 2023, Regular Meeting

Approved: February 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; Vice Chair, Steve Smith; Member, Jeff Langhart; and Member, Larry Taylor.

Resigned: Secretary, Linda Fry

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

Guests: Robert Hurand, Mr. & Mrs. Jim Habasco owners of 02773 Boyne City-Charlevoix Road represented by Carrie May of Boyne Engineering and Design

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

3.0 Approval of Meeting Minutes: Minutes from the December 20, 2022 regular meeting were reviewed.

Motion to approve the December 20, 2022 minutes as presented by L. Taylor, seconded by S. Smith: vote all ayes, motion carried.

4.0 Citizens Comments on Non-Agenda Items: None

5.0 Advertised Public Hearings: Zoning Ordinance Amendment

Chair Cortright opened the floor for public comment on the proposed Zoning Ordinance amendment language.

Property owner Robert Hurand noted his satisfaction with the proposed language and asked about the steps in the approval process. Chair Cortright explained the Planning Commission drafted the language proposed tonight, the public hearing is held to gather public input, the proposed language is sent to the Charlevoix County Planning Commission for review and comment, and then it goes to the Township Board to be voted on and if approved will be adopted and become effective upon publication.

Next, Carrie May of Boyne Engineering and Design introduced herself as representing the Habasco's tonight. She referenced a letter submitted today to the Township that included a list titled Evangeline Township Proposed Ordinance Amendment Issues/Concerns January 17, ~~2022~~ 2023. She stated her concern is the proposed regulations are either new or increase the degree of regulation that will very specifically affect Mr. Habasco based on plans he has previously proposed for his property.

Chair Cortright noted for Ms. May's understanding that the main changes to the Mixed Use District are still in place and they added back in the options to go with the original regulations as well. She stated that she understands.

Ms. May asked the Planning Commission if they could go through the proposed language and her concerns for each of the sections referenced in the list she provided. She was invited to share her concerns and the Planning Commission actively listened.

Mr. Habasco had a question about the four existing curb cuts on his property. The Planning Commission stated that the four curb cuts will not be grandfathered for new development. They anticipate that approved new language will allow for one or two based on what the Township Board has stated they want to see along the road frontage. Discussion also took place regarding screening and it was recommended that Mr. Habasco bring a plan forward and it will be reviewed by the Planning Commission.

Ms. May wrapped up by stating her main concern regarding how specific the ordinance language is and her desire to see it be more outcome based. The Planning Commission agreed that adding language about flexibility would be a good idea.

Chair Cortright stated that any changes from what was proposed tonight will need to be taken back under review by the Planning Commission, sent to legal counsel for review, and then another Public Hearing will need to be scheduled.

Ms. May asked if they can submit a plan once the new proposed language is drafted. Chair Cortright explained that a preliminary plan can be brought forward anytime; however, approval cannot be granted until the new Zoning Ordinance language is approved by the Township Board and nothing can be done to the property until the Ordinance changes have been adopted.

Chair Cortright closed the Public Hearing at 6:30PM. The Habasco's and Carrie May left the meeting.

In the spirit of continuing to get this project completed timely, Chair Cortright suggested a special meeting be set in the next couple of weeks so a Public Hearing can be held at the regular meeting in February. It was determined that the Planning Commission will hold a special meeting at 5:30 p.m. on January 31, 2023.

6.0 New Business

6.1 Acknowledgement of Planning Commission members

Chair Cortright noted that Linda Fry resigned, Rachel Swiss was appointed to the Planning Commission by the Township Board and Rod Cortright and Jeff Langhart were reappointed.

6.2 Review and Approve 2023 Calendar of Regular Meeting Dates

Chair Cortright asked if the Planning Commission members were good with continuing to meet on the third Tuesday of each month at 5:30 p.m.

Motion by L. Taylor to approve meeting in 2023 on the third Tuesday of each month at 5:30 p.m., seconded by J. Langhart: vote all ayes, motion carried.

6.3 Election of Officers

The current slate of officers is Chair, Cortright; Vice Chair, Smith; Secretary, Fry.

Motion by L. Taylor to maintain the current slate of officers with Rachel Swiss as Secretary, second by J. Langhart vote all ayes, motion carried.

6.4 Planning Fees Update for 2023-2024

Chair Cortright noted the recommended fee schedule included in tonight's agenda packet. Bonnie noted the Township Board plans to adjust the Short Term Rental fees.

Motion by L. Taylor to recommend to the Township Board the 2023 fee schedule as presented, seconded by S. Smith: vote all ayes, motion carried.

7.0 Unfinished Business - None

8.0 Reports, Communication, Commissioner Comments:

Chair Cortright shared a book that was recently published by Wisconsin author, Ted J. Rulseh titled Ripple Effects. In the book, Rulseh references Evangeline Township's Natural Vegetation Waterfront Buffer Strip as a best practice.

9.0 Staff Reports

9.1 Planner/Zoning Administrator Report

A copy of the 2022 Year End Planner/Zoning Administrator Report was included in tonight's meeting packet. There were no Planning Commission questions.

10.0 Next Meeting: The next meetings of the Planning Commission will be a Special Meeting on January 31 and a Regular Meeting on February 21, 2023, both will be held at the Evangeline Township Hall at 5:30 p.m.

11.0 Adjournment: Meeting adjourned at 7:00 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, stylized initial "S".

Sara Christensen, Recording Secretary