

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

Approved: April 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; Member, Jeff Langhart;

Excused: Secretary, Rachel Swiss and Member, Larry Taylor.

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

Guests: Barry Hicks and Jennifer McKay from LIAA (via Zoom); Mr. and Mrs. Jim Habasco; Leslie Pritchard; Tom Darnton and Joel VanRoekel (from the Lake Charlevoix Association); Gregg Matekel (contractor for the Martin project).

ITEM MOVED AHEAD DUE TO GUEST PRESENTATION

6.1 LIAA – Lake Charlevoix Project Follow-up, Zoom presentation w/Barry Hicks

Chair Cortright invited Barry Hicks from the Land Information Access Association (LIAA) to begin his follow-up presentation from last fall via Zoom video conference. The goal for the Lake Charlevoix Shoreline Protection plan is to create a common vision going forward. This vision would be shared with the Lake Charlevoix Association and all surrounding communities.

Barry turned the presentation over to Jennifer McKay to facilitate a discussion on the concerns/challenges noted previously by Evangeline Township and to share recommendations for around the lake and those specific to Evangeline Township (i.e. regulate greenbelts in short-term rentals, prohibit alteration between OHWM and water's edge, prohibit placement of docks in greenbelts/wetlands, pursue a pilot project to promote the use of bioengineering).

Jennifer turned the presentation back to Barry to overview next steps including: finish meeting with local governments, develop a final report and individual recommendations, and assist with follow-up on recommendations. Barry noted additional information can be found at www.lakecharlevoixprotection.org.

In the audience tonight was Tom Darnton and Joel VanRoekel (from the Lake Charlevoix Association) to provide closing thoughts on the living shoreline.

Tom and Joel exited the meeting.

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

3.0 Approval of Meeting Minutes:

Motion by J. Langhart to approve the February 21, 2023 Regular meeting minutes as presented, seconded by R. Cortright: vote all ayes, motion carried.

4.0 Citizens Comments on Non-Agenda Items: None

5.0 Advertised Public Hearings: None

6.0 Unfinished Business

6.1 (moved to beginning of meeting)

7.0 New Business

7.1 Site Plan Review – Martin | 3995 Pinehurst Shores Dr. | Waterfront Redevelopment

Planner/Zoning Administrator, Bonnie Shunatona was invited to give an overview of the application received from Mark & Christine Martin who wish to construct a new 6,024 sq. ft. primary residential dwelling in a location formerly occupied by the original dwelling which has been demolished on a waterfront parcel abutting Lake Charlevoix in the Pinehurst district. A complete staff report with request summary, background, parcel data, site plan review, Special Approval Application, and associated attachments was included in tonight's meeting packet.

Contractor for the project, Gregg Matekel, was invited to provide additional details to the Planning Commission. He noted the home will be in just about the same footprint as the original, just a bit larger. He also stated he does not do landscaping, however, the homeowner is aware of the requirements.

Chair Cortright noted that about 85% of the required greenbelt already exists and any final approval will need language stating this and requiring it remain undisturbed in the future. Photos taken earlier today by R. Cortright will be included in the approval file. Discussion took place regarding removal of the cupola in the submitted home plan.

Planning Commission reviewed the Special Approval Findings of Fact – Site Plan Review and B. Shunatona recorded responses as directed. (Attachment A)

Motion made by J. Langhart and supported by S. Smith, that based upon the general and specific findings of fact, as amended, and with the condition the Natural Vegetation Waterfront Buffer Strip shall remain undisturbed, except that additional plantings shall be included to meet the standards, the application for special approval to construct a 6,024 sq. ft. single-family residential dwelling at 3995 Pinehurst Shores Dr., Boyne City, MI is approved: Roll call vote: Steve Smith – Aye; Jeff Langhart – Aye, Rod Cortright – Aye; Rachel Swiss – Absent and Larry Taylor – Absent. Motion carried.

8.0 Reports, Communication, Commissioner Comments:

Chair Cortright shared a copy of The Michigan Riparian Magazine highlighting an article featuring Evangeline Township.

9.0 Staff Reports

9.1 Planner/Zoning Administrator Report

Planner/Zoning Administrator B. Shunatona included a February 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 April 18, 2023 at 5:30 p.m. at the Evangeline Township Hall.

11.0 Adjournment: Meeting adjourned at 7:09 p.m. by Chair Cortright.

Submitted By:



Sara Christensen, Recording Secretary