

BOYNE VALLEY TOWNSHIP
PLANNING COMMISSION MINUTES

June 2, 2025

Call to Order: Meeting called to order at 7:00 p.m. by Mark Felton

Roll Call: Mark Felton, Bill Cousineau, Russ Koeman, Jason Blanford, Rudy Kondrat

Absent: None

Also Present: Linda Reynolds, Ruben Shell, Sue Hobbs

Approval of Minutes from May 5, 2025

Motion by Cousineau; second by Felton to approve minutes as written. All ayes.

Motion carried.

Citizen Comments on Non-Agenda Items: None

Old Business:

- a. Public Hearing: Zoning Ordinance amendments regarding accessory buildings and shipping containers; **See PC-Public Hearing Draft dated 6/2/25**
 - Public Hearing opened at 7:02 pm
 - No community members present for the public hearing
 - Reviewed definitions, reviewed the amendment of square footage for a Minor, Accessory Building, and reviewed the amendment to the number of accessory buildings permitted in the AF-Agricultural Forest Zoning District
 - Public Hearing closed at 7:14 pm
 - Felton made the motion to recommend approval to the BVT Board of Trustees an ordinance to amend the BVT Zoning Ordinance Article 2(Definitions) Section 2.02 to clarify the definition of accessory buildings, Article 3 (General Provisions) Section 3.04 to adjust the number of accessory buildings permitted on properties in the Agricultural Forest (AF) Zoning District, and Article 9 (Administration and Enforcement) Section 9.02 to update the square footage of a minor accessory building; second by Koeman. All ayes. Motion carried.
- b. Master Plan Update/Recreation Plan: survey distribution timing
 - Discussed including a QR code in the summer tax bill/newsletter for easier access to the survey
 - Have paper surveys/QR code available during the Polish Festival

New Business:

- a. Introduction/Preliminary Review: Special Use for Agritourism, Eating and Drinking Use, and Hotel; **See Preliminary Zoning Review dated 5/27/25**
 - Boyne Mountain Resort LLC submitted plans for a proposed hotel development to include accommodations, spa, restaurant, winery, cidery, and other proposed uses at 1188 Addis Road and 600 Dam Road
 - Reviewed plans; list of questions will be submitted to Boyne Mountain for next July meeting and continued discussion

Zoning Administrator Report: **See attached BVT Zoning Administrator Report-May 2025**

Motion by Cousineau to adjourn the meeting; second by Felton. Motion carried.

Meeting adjourned at 8:12 p.m.

Respectfully submitted,

Linda Reynolds, Secretary