

**BOYNE VALLEY TOWNSHIP**  
**PLANNING COMMISSION MINUTES**

**Aug 4, 2025**

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

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

Absent: Bill Cousineau

Also Present: Linda Reynolds, Ruben Shell, Ken Lane, Hank Byma

Approval of Minutes from July 7, 2025

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

Citizen Comments on Non-Agenda Items: None

Old Business:

- a. Site Plan Review: Boyne Mountain Resort-Parcel 5-600 Dam Rd
  - Applicant seeking site plan approval for the next phase of the larger project on the subject property. Felton made the motion to approve the application; Koeman seconded the motion; all ayes with one absent-Cousineau. **See attached Zoning Review Report dated 7/28/2025**

New Business:

- a. Discussion: Zoning Ordinance Amendment-accessory buildings
  - Reviewed the input from County Planning Director. **See attached PC Public Hearing Draft dated 6-2-25**

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

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

Meeting adjourned at 8:11 p.m.

Respectfully submitted,

Linda Reynolds, Secretary