

BOYNE VALLEY TOWNSHIP
PLANNING COMMISSION MINUTES

Sept 2, 2025

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

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

Absent: Rudy Kondrat

Also Present: Linda Reynolds, Ruben Shell, Hank Byma

Approval of Minutes from August 4, 2025

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

Absent: Kondrat. Motion carried.

Citizen Comments on Non-Agenda Items: None

Old Business:

a. 1188 Addis Road Application

- Preliminary review of Phase II – Parcels 1, 2, & 3
 - Plans to add: Family Hamlet, Fishing Hamlet, Sacred Lawn, Garden Hamlet, Destination farm to table dining, Guest House, Main House/Carriage House, Equestrian Hamlet, Spa Area, On-site circulation network-**See attached Site Plan Review dated 9-2-2025**

New Business:

a. Accessory Buildings Zoning Ordinance Amendment

- Review August 11 notice of adoption – Board of Trustees
- Preliminary consideration of amendment to limit accessory building height
 - Motion by Koeman: The height of an accessory building as defined in Section 2.03 (G) shall not exceed twenty-eight (28) feet; second by Cousineau. All ayes. Absent: Kondrat. **See attached Draft for discussion dated 9-2-2025**

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

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

Meeting adjourned at 8:16 p.m.

Respectfully submitted,

Linda Reynolds, Secretary