

Charlevoix Township Planning Commission
Minutes of Regular Meeting

February 19, 2025

The meeting was called to order with Ben Owens, Ron Fratrack, Bradford Lewis, Ben Turshek and J.B. Hoyt present.

All stood for the Pledge of Allegiance

Minutes: Lewis made the Motion with Bradford supporting, to approve the Minutes as presented.

Agenda Change: Move Irish Boat Shop Rezoning Request to first on the Agenda

Public Hearing Opened:

Irish Boat Shop requested rezoning of property from PRD to Marine Industrial. Elaine Keiser and Shae Cross were present to give an overview of the rezoning request. They indicated that the building would contain showroom, administrative space and sales. The plans were reviewed and discussed. Hoyt made the Motion, with Fratrack supporting, to approve the rezoning request to change the property from PRD to Marine Industrial, as discussed. A roll call vote was taken and all were in favor. Motion carried.

Public Hearing Closed.

Zoning Ordinance Update: Ken Lane of Beckett and Raeder was present to give an update on the Zoning Ordinance. The matter was reviewed and discussed. Work to complete the ordinance would take about 8 months.

Short Term Rental update: Ben Turshak gave an overview of the short term rental tracking program.

Burdco/Ferry Avenue project: Burdco has completed paperwork online. The matter will be reviewed at a future meeting.

Lobenhertz Project: Discussed Rik Lobenherz's assisted living facility. Hoyt made the Motion, with Owens supporting, to approve the application.

St. Mary's Cement project: There was a request to erect a building to be used for receiving, processing and storage of alternative fuels for the cement manufacturing process. Needs to be reviewed by Fire Chief. Owens made the Motion, with Lewis supporting, to approve the building subject to approval by the Fire Chief.

Zoning Administrator's Report: John Ferguson's report was reviewed and discussed.

Renewable Energy: Discussed creating a renewable energy ordinance with the request to include further discussion at the March meeting.

Resignation: Ron Fratrack gave his resignation . Many thanks for his years of service.

Meeting Adjourned: 8:15pm

Mindy Joy, Recording Secretary