

Charlevoix Township Planning Commission

Minutes of Regular Meeting

March 19, 2025

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

All stood for the Pledge of Allegiance

Minutes: Owens made the Motion, with Lewis supporting, to approve February 19, 2025 Minutes with corrections.

Public Hearing Opened: Burdco Rezoning Request (7:02pm)

Dan O'Brien, proposed General Contractor for Burdco and Aaron Nordman of Performance Engineer, were present to discuss the proposed project. Neighbors of the project, Tom Sheridan and Bob Whitaker, were present to voice their concerns. Attorney Scott Howard was present on behalf of the Sheild family. He requested that the Commission consider a conditional rezone. Hoyt made the Motion, with Owens supporting, to close the public hearing.

Public Hearing Closed. (7:47pm)

Lake Michigan Yacht Sales (LMYS) is attracted to the property due to the proximity of the City of Charlevoix boat launch facility. The uses allowed by 1-2 zoning are more restrictive than the current I zoning. The adjacent property to the north of this parcel will remain zoned R-2 (Residential) The planned use will be less burdensome to adjacent property owners than the current use. Business activity will start between 8 and 9am vs. 5 or 6am today; the bulk of the activity planned by LMYS will be largely seasonal (most of activity will be in April-May and September-October) vs. year-around today LMYS has agreed to provide landscape screening in front of the property (plan forthcoming) and agreed that all exterior lighting will be down-lighting, rather than the current wide-angle lighting Adjacent residents expressed concern regarding water runoff; LMYS believes their plan will accommodate runoff appropriately. This matter is outside the purview of the Commission; the plan must be reviewed by the County Soil Erosion Department prior to a building permit being issued. An attorney representing one adjacent property owner asked about restrictions on activity, however, did not provide a specific proposal. Hence this was not pursued. This proposed use of the property will retain the property on Township tax roles as an active property.

Hoyt made the Motion, with Owens supporting, to approve the rezoning conditional only upon the sale to Lake Michigan Yacht Sales. A roll call vote was taken and all were in favor. Motion carried. Hoyt made the Motion, with Owens supporting, to approve the site plan. A roll call vote was taken and all were in favor. Motion carried.

OLD BUSINESS:

Zoning Ordinance Update Ken Lane of Beckett and Raeder was present to discuss the proposed zoning ordinance updates. In light of the amount of business at this meeting, review of the draft was postponed until the April meeting.

NEW BUSINESS:

Walstrom Marine Site Plan and Zoning Application: The matter was reviewed and discussed. John Ferguson said that the zoning is currently commercial and believes it is grandfathered in as the site plan is consistent with its current use. Turshek made a Motion, with Bergmann supporting, to approve the site plan and zoning application. A roll call vote was taken. All in favor.

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

Public Comment: None

Correspondence: None

Meeting Adjourned at 8:09pm

Respectfully submitted

Mindy Joy, Recording Secretary