

**BOIS BLANC TOWNSHIP HARBOR COMMISSION  
MINUTES  
August 14, 2021  
Bois Blanc Township**

Meeting called to order by Chairman, Chris Suchner, at 10:30 a.m.

**Members Present:** Brent Canup, Don Balbaugh, Richard Berger, Carl Miller, Paul Jahn, Tom Wybranowski, Chris Suchner. **Also Present:** Larry Phillips, Betty Hutchinson, Cliff Bloom.

Pledge of Allegiance

**Motion** made by T. Wybranowski to accept the minutes of July 10, 2021, as presented. Second by D. Balbaugh. Roll call vote: Ayes: B. Canup, D. Balbaugh, R. Berger, P. Jahn, C. Suchner, T. Wybranowski. Nays: None. Abstain: Carl Miller. Absent: None. **Motion carried.**

**Supervisor:** D. Balbaugh reported for Brent Sharpe. He called Brent Sharpe for an update. The steel is in for Weld Tech. It's being fabricated now and hope to have it in by Labor Day. Progress for building the road by the PIE building and paperwork is being done to get DEQ wetlands approval. When the road is completed, adjustments will be made to the back lot parking area. Floating dock and skid pier for Brightwaters Park should be here in about a week.

**Harbormaster:** L. Phillips said the dock area has been very busy with parking being a problem. Dock space has been full every weekend with no transient space available. Discussion regarding reservations for a transient slip, but there have to be a certain number of designated spots in a marina. C. Bloom said he will get some legal opinions over the winter in relation to transient slips. Larry is getting signs for the fire lane, which has become a problem with people parking directly in the front of the fire well. He would also like to revamp all the signs on the dock area to make clear directions. Discussion regarding revising the ordinances concerning the marina. Redoing the washed-out parking area is in progress.

**Finance:** T. Wybranowski outlined the finances. The marina fund beginning balance is \$420,876.20. Ending balance is \$380,613.84. Some of that balance is already committed. Three bills paid for the Harbor Commission: First National Bank for Brightwaters Park payment for \$7,633.98; Weld Tech for \$14,250.00; and miscellaneous hardware to Rivertown for \$62.56.

**NEW BUSINESS**

**Cheboygan River Property:** B. Canup outlined his discussion with EUPE. They will do the grants and give the Harbor Commission to sign. They will do some conceptual drawings for us and give us their fees.

**Motion** made by C. Suchner to recommend to the Township Board that payment of \$19,500 be made to EUPE, with the stipulation that the major portion of the grant writing will be handled by EUPE. Second by P. Jahn. Roll call vote: Ayes: B. Canup, D. Balbaugh, R. Berger, C. Miller, P. Jahn, T. Wybranowski, C. Suchner. Nays: None. **Motion carried.**

At this time, Chris welcomed Carl Miller to the Commission as a new member.

**Expansion of BBI Harbor.** C. Suchner said he would like to start looking at writing grants for expansion of the Island harbor. Chris, Brent, Don (members) and Larry (Harbormaster) will look at the dock to see what is involved.

**Use of Assigned Slips.** Chris asked what the policy was on someone using an assigned slip if the lessee was not using it. Larry explained that the ordinance says that slips that are designated are specifically for the boat assigned with the MC number. The Harbormaster has the authority to move another boat into an assigned spot. The lessee does not. Lessees assigning boats to their spot would circumvent the waiting list, and also violate the sub-leasing policy. Question was also asked regarding a transient boat leaving their spot for a time that day and returning to find it occupied. If a transient leaves, it is open to another. B. Canup suggested that if an assigned slip is open for a period of time, a boat could be assigned for the transient fee, to be paid to the Harbor. The boat lessee would still pay the full annual fee. Larry will continue to assign boats to open slips until the contract can be revised.

**Motion** made by C. Miller to have the Chairman, C. Suchner, the Harbormaster, L. Phillips, and the Township attorney, C. Bloom, review the contract and the harbor ordinances to see if more availability can be made to the marina slip area. Second by P. Jahn. Roll call vote: Ayes: B. Canup, D. Balbaugh, R. Berger, P. Jahn, T. Wybranowski, C. Miller, C. Suchner. Nays: None. **Motion carried.**

## **OLD BUSINESS**

**Grant Update.** T. Wybranowski said that the Township clerk will be clarifying that we do have an extension of the current grant for Brightwaters Park. There will be money put forward for fencing to separate Douglas Farms from the road and also money put forward for the skid pier.

### **Comments from Harbor Commission Members**

P. Jahn indicated his concern that the locks at the ferry dock are not being used regularly by ferry personnel. Larry will remind the Plaunt crew.

T. Wybranowski asked about the planned road along the PIE building. It will go through to the back parking lot so its more accessible.

### **Public Comments**

Beth Beson questioned the need for low spots in the wetland to be filled in for Brightwaters Park and will there be more spots to be filled in. Also, have the Township ordinances been reviewed to see how they align with filling in low spots in wetland, and is a variance or land use needed to move forward. Does the Harbor Commission and the Township Board feel this is the direction it wants to move? C. Bloom said that the Township does not have an ordinance to cover wetland use.

Wesley Peterman indicated his support of Brightwaters Park.

Next meeting will be Saturday, September 11, 2021, at 10:30 a.m.

**Motion** made by D. Balbaugh to adjourn the meeting at 11:30 a.m. Second by P. Jahn. Roll call vote: Ayes: B. Canup, D. Balbaugh, R. Berger, C. Miller, P. Jahn, T. Wybranowski, C. Suchner. Nays: None. **Motion carried.**

Submitted by,

Betty Hutchinson  
Recording Secretary

Approved by the Harbor Commission September 11, 2021.