

NOTICE OF A PUBLIC HEARING

Bois Blanc Township Planning Commission

TO: CITIZENS AND RESIDENTS OF THE TOWNSHIP OF BOIS BLANC, MACKINAC COUNTY, MICHIGAN.

PLEASE TAKE NOTICE that on the Tuesday, 30th day of September, 2025, a public hearing will be held by the Bois Blanc Township Planning Commission at the Bois Blanc Township Hall 431 Sioux Avenue, Pointe Aux Pins, Michigan, 49775 at 10:00 a.m., local time, to hear and consider amendments to the Zoning Ordinance of Bois Blanc Township by adding Article 2-A – Planned Unit Development, by adding Section 3.19 – Tree Preservation, and by adding Section 3.20 – Special Zoning Regulations for the Waterfront within the Plat of Pointe Aux Pins.

Section 1

The following is a summary of the proposed text amendment to add Article 2-A – Planned Unit Development to the Bois Blanc Township Zoning Ordinance:

Article 2-A – Planned Unit Development

The text amendment proposes to establish a zoning district in which creative development and preservation is permitted in appropriate locations in the Township with flexibility in density, use, building placement, open space, and other land development features. The text amendment will also establish the purpose, minimum qualifying conditions, permitted uses, division limitations requiring a Planned Unit Development, minimum size and zoning requirements, open space requirements, application process, requirements for a preliminary site plan, public hearing requirements, Planning Commission standards to provide a recommendation, Board of Trustees preliminary site plan review, final site plan submittal requirements, review of the final plan by the Planning Commission, final site plan approval standards, review of the final plan by the Board of Trustees, time limits for approval, process for amendments, existing PUD provisions, performance guarantee requirements, prohibition of appeals and variances, and conditions of approval.

Section 2

The following is a summary of the proposed text amendment to add Section 3.19 – Tree Preservation to the Bois Blanc Township Zoning Ordinance:

Section 3.19 – Tree Preservation

The text amendment proposes to create a purpose and intent to preserve trees for the protection of the health, safety, and general welfare of the natural environment and the residents; proposes definitions of certain terms within the section; limitations for the removal of road trees; limitations for the removal of trees for residential, commercial, and industrial development.

Section 3

The following is a summary of the proposed text amendment to add Section 3.20 – Special Zoning Regulations for the Waterfront within the Plat of Pointe Aux Pins to the Bois Blanc Township Zoning Ordinance:

Section 3.20 – Special Zoning Regulations for the Waterfront within the Plat of Pointe Aux Pins

The text amendment proposes to regulate certain improvements within Sections 30 and 31 of the Township within the road right-of-way of Huron Avenue and the Beach Park by defining terms, prohibiting certain structures, prohibiting certain non-conforming structures from being rebuilt, allowing certain repairs or maintenance to lawful nonconforming stairs or stairways, allowing new stairs or steps meeting certain construction and standard requirements, notification of outside agency permitting requirements, the option of a survey requirement, and exceptions.

Section 4

Any person interested in these matters may appear at such hearing in person or by agent or attorney. The tentative text amendments to the Bois Blanc Township Zoning Ordinance may be examined and written comments concerning this matter may be filed prior to the hearing with the Bois Blanc Township Clerk, at Bois Blanc Township Hall, 431 Sioux Avenue, Pointe Aux Pins, Michigan, 49775 (Phone 231-634-7275) between 10:00 a.m. and 3:00 p.m., Monday – Thursday.

The Township will provide reasonable auxiliary aids and services at this hearing, such as signers for hearing impaired persons and audio tapes of printed materials for visually impaired persons, upon receipt of seven days prior notice. Disabled persons requiring such auxiliary aids or services should so notify the Township by contacting the Township Clerk.

Dated: September 8, 2025

Diane Akright, Clerk

Bois Blanc Township