

Meeting of
August 17, 2015

Record of the proceedings of the Boyne City Planning Commission meeting held at Boyne City Hall, 319 North Lake Street, on Monday, August 17, 2015 at 5:00 pm.

Call to Order

Chair MacKenzie called the meeting to order at 5:00 p.m.

Roll Call

Present: Jason Biskner, George Ellwanger, Jim Kozlowski, Jane MacKenzie, Tom Neidhamer and Joe St. Dennis
Absent: Chris Frasz (arrived at 5:05) and Andy Place
Vacancy: One

Excused Absence(s)

****MOTION**

2015-8-17-02
St. Dennis moved, Ellwanger seconded, PASSED UNANIMOUSLY, a motion to excuse the absence of Chris Frasz and Andy Place

Meeting Attendance

City Officials/Staff: Planning and Zoning Administrator Scott McPherson and Recording Secretary Pat Haver
Public Present: 2

Consent Agenda

****MOTION**

2015-8-17-03
Neidhamer moved, Biskner seconded, PASSED UNANIMOUSLY, a motion to approve the consent agenda; approval of the Planning Commission minutes from July 20, 2015 as presented.

Citizen comments on
Non-Agenda Items

None

Reports of Officers, Boards
and Standing Committees

None

Unfinished Business
Glen Catt SOBO
Redevelopment Final
Development Plan
Review

Planning Director McPherson reviewed his staff report that was included in the agenda packet. After the packets were mailed out, additional information was provided by the applicant and was placed at the commissioner's seats, received and filed. The applicant is proposing significant changes to the initial plan that was submitted to this board on February 16, 2015.

Glen Catt - Due to the soil conditions and the old foundation, the original plan for a three story building, was reduced to a 2 story building and now will be a one story building; because the structural engineers are concerned about the load on the soils and foundation, it is cost prohibitive to put in the additional footings that would be required. I am before you with proposed changes, some ideas are from our meeting with the Main Street Design committee, and some are because of the change in the initial design. What is being proposed is to leave the curb cut from Lake Street as it is, and not to move the bump out that was discussed, scale back the outside deck area and use low profile landscape around the desk to open up the view corridor to maximize the view of the lake. There will be additional green space off of the deck and we will keep the walkway between Lake Street and Front Street. On the back side of the building we will have a mounted curb in order to facilitate trash removal, and will still allow us to use it as a parking spot during the day. Signage will be required to designate no parking from 2:00 am to 7:00 am in order for the trash to be removed. The interior floor plan will also change slightly with 7 Monks occupying the entire northern portion of the building with the outside ~~desk~~ deck utilizing (2) overhead doors for access to the deck space. In the middle is approximately 2500 sq ft of space to be leased, and the southern portion of the

gym and fitness center, One Water marina boater facilities on the Front Street portion, with rental space on the Lake Street side. From our conversations with the design committee, we will be utilizing brick in a couple of different shades to break up the façade in varying thicknesses with cornices and soldier courses; the use of aluminum trim over the doors and windows and an awning over the middle leased portion. The dumpster enclosure will have 8' brick screen walls which will match the brick on the building along with a composite gate. The mechanical room will be inside, with a proposed aluminum and glass deck railing system around the outside deck for 7 Monks, looking into a cable rail system also; they would like a beer garden atmosphere so will use a trellis or open pergola. Lights will be added above the windows that will be roof mounted sconces'. The attempt to use different door systems at the various entries is to break up the walls attempting to utilize the existing character of the buildings. We have been told that we will need to fill in the windows on the southern portion of the building because we are on the lot line, so will work diligently to match the brick colors.

McPherson – will the deck be used during all of the seasons? Is there screening proposed to block the weather?

Catt – Possibly, looking at raising the railing glass to a higher level, the gas fireplace is already there, and additional heat sources will be used.

Neidhamer – What about water runoff from the roofs

Catt – It will go into the storm system.

Kozlowski – Have you looked at ramps instead of steps for some of the entrances?

Catt – Yes, the occupants really like the use of steps and there are ADA concerns that are being addressed within the entrances of other portions of the building.

Frasz – What is the possibility now structurally for the roof top deck?

Catt – Due to weight concerns, the roof top deck is not feasible.

Handicap parking proposals will need to be reviewed by the DPW Superintendent and then approved by the City Commission. Looking at a safety buffer between the sidewalk and the last parking spot, and the bump out in the area. The possibility of flipping the proposed parking spots was discussed. As proposed currently, the all spots are indicated on the north side of the parking lot, and the applicant felt that it would be better to have them on the south side to again facilitate keeping the view corridor open. City staff is willing to work with the applicant on these issues, which may include the increase in curb cut.

MacKenzie referenced page 5 of the minutes from February 2015 where the board already discussed items previously reviewed as required in Section 19.40, and felt that there were no significant changes to be further reviewed.

****MOTION**

With no further board discussion, **motion by Ellwanger, seconded by Neidhamer** to recommend approval of the Final Development Plan Review as per the site plan submitted 8-17-15, pending final review for on street parking alignment and layout along with the improvements to Front Street mounted curb to accommodate the dumpster enclosure reviewed and approved by the DPW Superintendent and City Commission, and encourage exploration of changing the parking lot area to maximize the view corridor.

Public comments opened at 6:02 pm

Lori Meeder -Main Street Program Director - There are other exciting tenants that are looking at coming in as the development moves forward, MEDC has always been supportive of Boyne City, and feel that they will continue to assist us. The TIF plan has been revised in order to give assistance to developers in the downtown areas.

2015-8-17-6

Roll Call:

Aye: Biskner, Ellwanger, Frasz, Kozlowski, MacKenzie, Neidhamer, and St. Dennis

Nay: None

Absent: Place

Vacancy: One

Motion Carries

New Business

None

Staff Report

- Citizen Planner training information has been included in the agenda packet, there are grant funds available if anyone is interested in attending.
 - Marvin Loding Awards we have not received any nominations, so will not be awarding anything this year. There are several exciting projects coming up that are good candidates for the next year or so.
 - Boyne On The Water continues with a lot of really good ideas coming from the July meeting. They will have another meeting sometime in October. If you have any ideas to pass along, submit them to City Hall.
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Good of the Order

- Crosswalks stripping and signage was discussed. Staff advised talking to the DPW Director and Police Chief.
 - Low to Moderate Community status was talked about. The state took away our designation along with other communities due to data that was suspect in validity. The city is attempting to gather data in order to prove that we still fall within the Low to Moderate Status.
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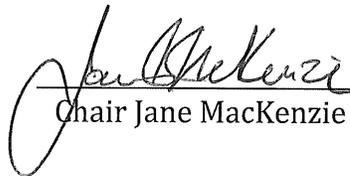
Adjournment

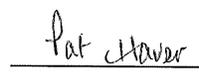
****MOTION**

The next regular meeting of the Boyne City Planning Commission is scheduled for Monday, September 21, 2015 at 5:00 pm in the Auditorium.

2015-8-17-10

St. Dennis moved, Frasz seconded, PASSED UNANIMOUSLY a motion to adjourn the August 17, 2015 meeting at 6:23 p.m.


Chair Jane MacKenzie


Pat Haver, Recording Secretary