



City of Boyne City
Founded 1856

319 N. Lake Street

Boyne City, Michigan 49712
www.boynecity.com

Phone 231-582-6597
Fax 231-582-6506

AGENDA

BOYNE CITY PLANNING COMMISSION Monday, January 20, 2014, 5:00 p.m. Boyne City Hall



Scan QR code or go to
www.cityofboynecity.com
click on Boards & Commissions for complete
agenda packets & minutes for each board

1. Call to Order
2. Roll Call - Excused Absences
3. Consent Agenda
The purpose of the consent agenda is to expedite business by grouping non-controversial items together to be acted upon by one Commission motion without discussion. Any member of the Commission, staff, or the public may ask that any item(s) on the consent agenda be removed to be addressed immediately following action on the remaining consent agenda items. Such requests will be respected.

Approval of minutes from December 16, 2013 Boyne City Planning Commission meeting.
4. Hearing Citizens Present (*Non-Agenda Items*)
5. Reports of Officers, Boards, Standing Committees
6. Unfinished Business
7. New Business
 - A. Pre-application meeting with Dave Amato to review proposal for single family apartment in CBD
 - B. Review Veterans Park Pavilion Concepts
 - C. Review 2013 Annual Planning Report
 - D. Review January 9, 2014 Goal Setting
8. Staff Report
9. Good of the Order
10. Adjournment – Next Meeting, February 17, 2014

Individuals with disabilities requiring auxiliary aids or services in order to participate in municipal meetings may contact Boyne City Hall for assistance: Cindy Grice, City Clerk/Treasurer, 319 North Lake Street, Boyne City, MI 49712; phone (231) 582-0334
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Hometown Feel, Small Town Appeal

**Meeting of
December 16, 2013**

Record of the proceedings of the Boyne City Planning Commission meeting held at Boyne City Hall, 319 North Lake Street, on Monday, November 18, 2013 at 5:00 pm.

Call to Order

Chair MacKenzie called the meeting to order at 5:03 p.m.

Roll Call

Present: Chris Frasz, Jane MacKenzie (arrived 5:03 pm), Lori Meeder, Tom Neidhamer, Aaron Place (arrived 5:07 pm), and Joe St. Dennis
Absent: George Ellwanger, Jim Kozlowski
Vacancy: One

2013-12-16-02

Neidhamer moved, St. Dennis seconded, PASSED UNANIMOUSLY, a motion to excuse the absence of Ellwanger and Kozlowski.

Meeting Attendance

City Officials/Staff: Planning Director Scott McPherson, Main Street Manager Hugh Conklin, City Manager Michael Cain and Recording Secretary Pat Haver
Public Present: Eight

**Consent Agenda
MOTION

2013-12-16-03

Neidhamer moved, Meeder seconded, PASSED UNANIMOUSLY, a motion to approve the consent agenda; approval of the Planning Commission minutes from November 18, 2013 as presented.

**Comments on
Non-Agenda Items**

Main Street Manager Hugh Conklin invited the board and audience to the "Planning the Pavilion" discussion to be held tomorrow night, December 17, at 6:00 pm in the Community room of the library. This will be the culmination of all of the public input from the meetings held last week and an overview will be given by the architectural firm, Environmental Architects from those discussions. In approximately a month, they will return with options to look over.

**Reports of Officers, Boards
and Standing Committees**

The Trail Town committee has met a couple of times with Harry with LIAA and is making good progress. They are moving forward with plan developments.

Unfinished Business

None

New Business

**Site Plan Amendment for
McDonalds**

Planning Director McPherson reviewed his report that was included in the agenda packet. McDonalds is proposing to reconfigure the site to add a double drive through to the facility. They will add additional pavement to the west and south side to accommodate this. It will help eliminate queuing of cars and will move traffic through quicker. Landscaping will be done at the new kiosk areas. The Street Department and Water/Wastewater Superintendents reviewed the plans and have no problems with the increased impervious surface or the current retention areas; however, the Wastewater Superintendent had concerns from the occasional grease build up in the sanitary lines.

Mr. Peppitone representing McDonalds – We will take care of the grease issues. By doing a side by side ordering point, it will give the kitchen enough time to get the food out to the vehicles quicker, which will help eliminate "stacking" of the vehicles and keep the flow moving. The existing dumpster enclosure will be relocated, and will be patterned block to match the building. The existing shed will remain where it is at. The board had concerns about the green space, and would

like to see it landscaped, along with the large number indicators for the two parking spots where people have to wait for an order. They would like to see the size of the signs decreased. They were advised that the only additional signs to be added will be for the new drive through kiosk.

Frasz – My suggestion is to eliminate or decrease the size of the waiting spot signs.
Peppitone – I probably could have them decreased in size, as it is more for traffic control.

With no further board discussion, **motion by Meeder, seconded by Place** to approve the McDonalds site plan amendment with conditions of smaller signage for the waiting spots to be submitted to staff for final approval.

****MOTION**

2013-12-16-7A

Roll Call:

Aye: Frasz, MacKenzie, Meeder, Neidhamer, Place and St. Dennis

Nay: None

Absent: Ellwanger and Kozlowski

Vacancy: One

Motion Carries

**Site Plan amendment for
Charlevoix County Transit
facility**

Planning Director McPherson reviewed his report that was included in the agenda packet. The County transit is proposing to increase the size of the existing facilities by 1,800 square feet, remove and rebuild the existing parking on the west side.

This addition is for office space. It will increase the lot coverage by 12%, this zoning district allows up to 40%, and meets all of the applicable setbacks for the district. The Street Department Superintendent saw no issues with the existing drainage or the additional impervious coverage areas.

Josh Manion: Progressive AE- We will match the height of the existing building, and will match the vinyl siding. This will add much needed space for the County needs, and will give them 5 additional parking spaces. The only additional lighting will be wall mounted over the doors. We need to remove a tree, so will add two additional trees to the west side.

Jill Drury: County transit director - The operations have grown by 12 employees in the last couple of years. Additional parking is needed. Operational space is also needed for the dispatch areas, staff training and expanded conference rooms and will give us an open space area in the middle. We will continue the landscaping that already exists down to this area.

Board Discussion - The board would like to see additional landscaping done not only by the new portion of the building, but possibly vines on the fence between the transit property and the school for a buffer, however, unsure who the fence belongs to.

Drury – We do use a portion of that area for snow removal storage, however, we can do additional landscaping and continue with shrubs and possibly vines.

Frasz – I like their willingness to work with staff on landscaping so the kids don't need to look at the front end or back end of the cars.

With no further board discussion, **motion by Meeder, seconded by St. Dennis** to approve the site plan amendment for Charlevoix County Transit with the condition to provide a new landscaping plan to staff for final consideration.

****MOTIONS**

2013-12-16-7B

Roll Call:

Aye: Frasz, MacKenzie, Meeder, Neidhamer, Place and St. Dennis

Nay: None

Absent: Ellwanger and Kozlowski

Vacancy: One
Motion Carries

**Site plan amendment
Harborage storage area**

Planning Director McPherson reviewed his report that was included in the agenda packet. The Harborage is proposing to add on to their existing building a 70 ft. x 20 ft. addition for more storage for their maintenance equipment. This board has earlier discussed outside storage of the boat trailers. They have taken some measure to screen this area with a berm and trees. On the Division St. side it is not quite as dense, and they have proposed staggering two rows of trees. They need to be at least 8 ft in height, with a suggestion to spread them out 20 ft apart, and stagger the rows 10 feet apart. Jim McIntyre from the Harborage was on hand to answer any questions. The trailers that are stored are only 2 feet off of the ground, and anything put in will screen them.

McPherson - The addition to the existing building, will it be a shed roof structure coming off of it?

McIntyre - We are looking at a couple of different options, either attached to the building with a higher roof, or a new pole barn like the gentlemen across the street just put up.

McPherson - This plan shows an addition to an existing building.

McIntyre - I thought tonight was for the outdoor storage issues, and the building was contingent upon this decision.

McPherson - This plan amendment is for everything, outdoor storage and the building addition, on the same request. We are hearing that you are not sure what you want to do with the building at this point.

McIntyre - Correct

McPherson - The planning commission needs to know exactly what your plans are for the site; they can't approve a building that you are not sure of exactly what you want.

Meeder - I like the plans for staggering the trees

St. Dennis - Mix up the species of trees because of possible disease.

Place - Will the outdoor storage volume become larger?

McIntyre - No, less volume on the trailers as space will be taken up with the trees and building, and will help clean up the site by putting the equipment inside.

****MOTION**

Because the applicant was unsure on exactly what type of building they will be putting up, **motion by Place, seconded by Frasz PASSED UNANIMOUSLY**, to table the Harborage site plan amendment.

**Review/Recommendation
of Planning Commission
appointment**

Planning Director McPherson reviewed the two applications that were enclosed in the agenda packet. Jason Biskner and Ken Allen had previously filled out Board applications, indicating a willingness to serve on the Planning Commission, both applicants observed the commission tonight. Each applicant gave a brief history of their backgrounds and desire to serve the community. This position will be to fulfill the remainder of Gretchen Crum's term which is due to expire on May 31, 2014. The Planning Commission bylaws address the need to have the members serve a separate segment of the community. Gretchen's role was to represent the recreation and tourism interests. Jason's background in the tourist industry will fit in with this segment.

****MOTION**

After board and applicant discussion, **motion by St. Dennis, seconded by Place, PASSED UNANIMOUSLY**, to recommend to the City Commission, the appointment of Jason Biskner to fill the remainder of Gretchen Crum's term to expire May 31, 2014.

Staff Report

- Countywide Goal Setting session to be held on January 9, 2014 at 6:00 pm at St. Matthew's parish hall.
- Joint Board and Commission meeting will be held on February 14, 2014 at 6:00 pm in the Auditorium at city hall
- City Commission approved the RFP for architectural services for the city facilities. The proposals are due and will be opened on January 17th, with the cost component to be opened on January 20th. This is available on the city web's site, and will be up on the state's MiDeal website for the first time. A work session was held on November 26th with the City Commission and department heads, a lot of good ideas/options evolved from the meeting. Additional public input sessions will be held at a later date.
- Application for the SAW Grant has been submitted, with 673 applications received, for a total of 541 million dollars for the 450 million dollars available. We have a good chance of obtaining some of the grant; possibly a 20% chance the first year, and 90% chance the second or third year. This grant only requires a 10% match.
- Joe Meyers who is a part of the RRC program has been in attendance of the meeting to observe the commission tonight. A meeting was held this afternoon to discuss some of the certification processes. A report should come back in the next couple of months to work on and move forward in the process.

Good of the Order

- Glen's project update: They did get their zoning permit, and have not communicated a time line to move forward, however, City Manager Cain indicated one of the commissions said they have committed to a 3 million dollar renovation project, and they hope to have things moving along and finished before the busy summer season. Questions about signage with the name change were discussed.
- The members liked the return of the ice pole in Sunset Park.

Adjournment

The next meeting of the Boyne City Planning Commission is scheduled for January 20, 2014 at 5:00 pm in the Auditorium.

****MOTION**

2013-12-16-10

St. Dennis moved, Place seconded, PASSED UNANIMOUSLY a motion to adjourn the December 16, 2013 meeting at 6:19 p.m.

Jane MacKenzie, Chair

Pat Haver, Recording Secretary

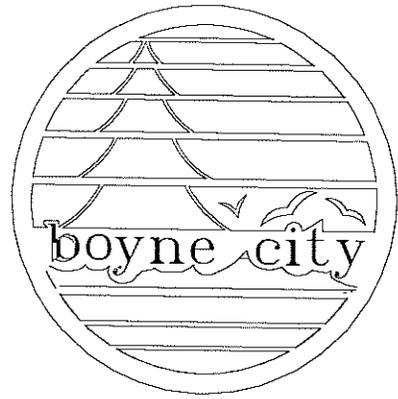
CITY OF BOYNE CITY

To: Chair Jane MacKenzie and fellow Planning Commissioners

From: Scott McPherson, Planning Director

Date: January 20, 2014

Subject: David Amato Pre-application meeting

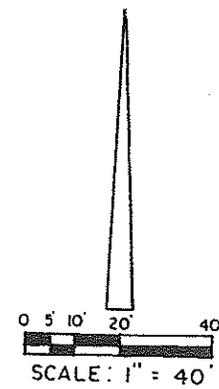


David Amato is proposing to convert a existing storage building in the Central Business District to a single family apartment. The structure is located on alley between Main and Pine and is shown on the attached aerial and survey. To further explore this idea a pre-application meeting has been scheduled with the Planning Commission.

CERTIFICATE OF MORTGAGE INSPECTION

CERTIFIED TO: DAVID & LYNN AMATO
 1072 Hull Street
 Boyne City, Michigan 49712, and
 NORTHERN MICHIGAN TITLE CO.
 P.O. Box 175
 Charlevoix, Michigan 49720
 DATE: November 29, 1993

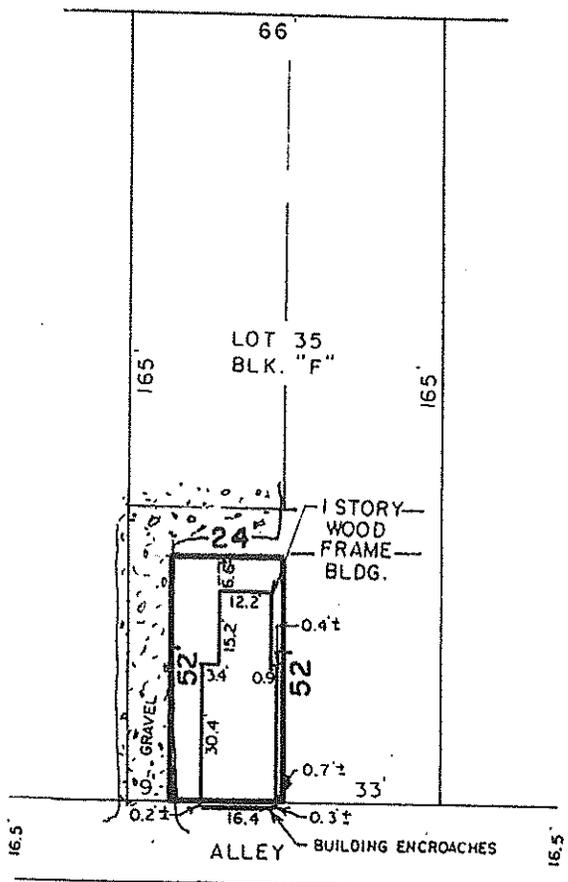
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MAIN STREET

PART OF LOT 35, BLK. F, PLAT OF SOUTH BOYNE
 (CITY OF BOYNE CITY, CHARLEVOIX COUNTY)

PROPERTY DESCRIPTION: Land located in the City of Boyne City, County of Charlevoix, State of Michigan, described as:
 A part of Lot Number Thirty-five (35), of Block "F" of the Plat of South Boyne (now City of Boyne City) described as follows: Commencing at the Southeast corner of said Lot Thirty-five (35); thence West thirty-three (33) feet to the place of beginning of the piece of property to be described; thence West twenty-four (24) feet; thence North fifty-two (52) feet; thence East twenty-four (24) feet; thence South fifty-two (52) feet to the place of beginning.



[Signature]
 JOHN E. FERGUSON P.S. 24595

NOTE: Eaves and utility lines are not shown. Precise set-backs are subject to survey.

I HEREBY CERTIFY that I have inspected the property hereon described; that there are no visible encroachments except as noted.

FERGUSON & CHAMBERLAIN ASSOCIATES, INC.
 LICENSED LAND SURVEYORS
 101 BRIDGE STREET, PINE RIVER BUILDING - CHARLEVOIX, MICHIGAN 49720
 (616) 547-6882 - FAX (616) 547-0021
 300 PARK AVENUE - PETOSKEY, MICHIGAN 49770
 (616) 348-2003 - FAX (616) 347-8747



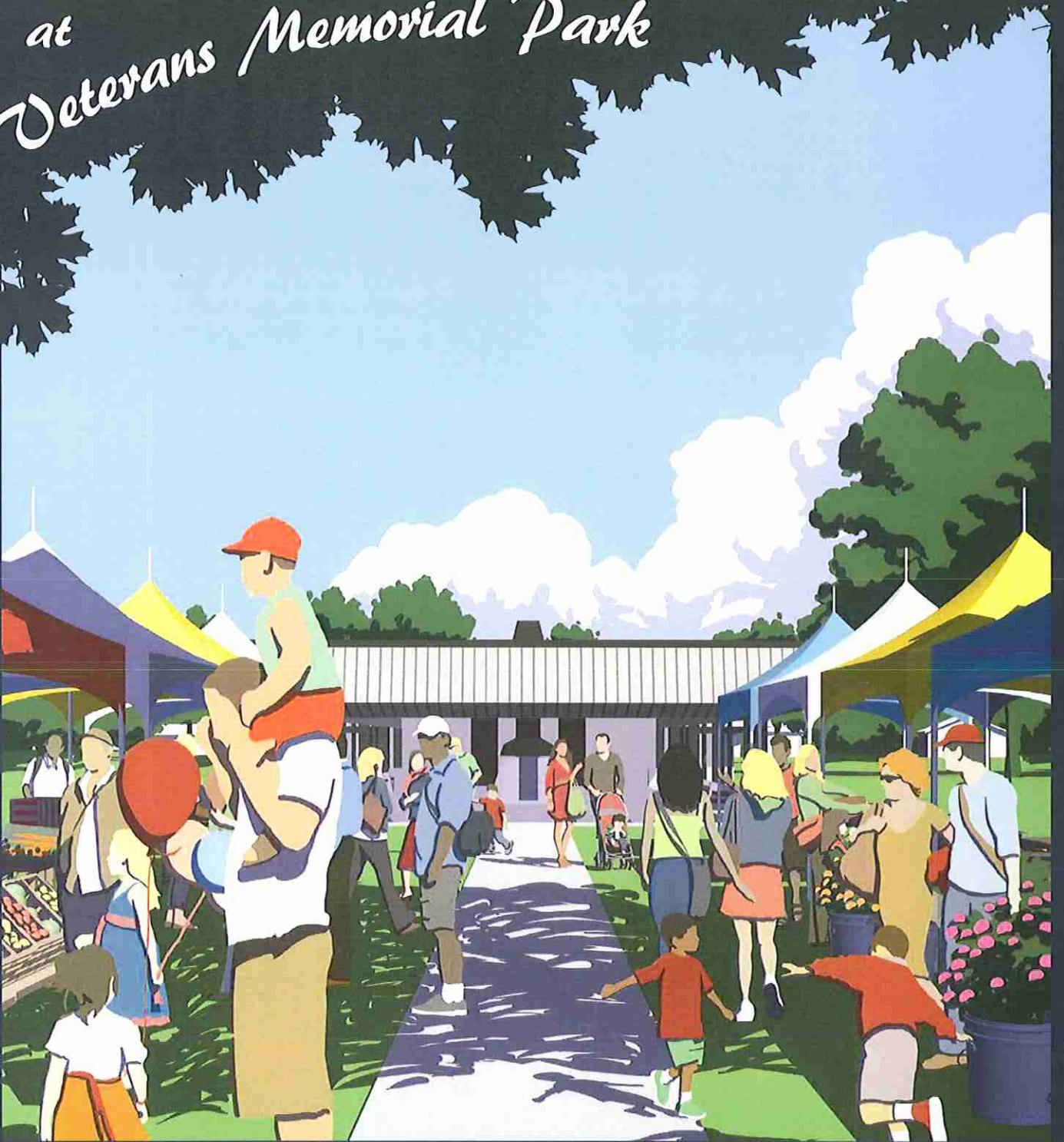
Main

Lake

Subject Parcel

PLANNING *the* PAVILION

at Veterans Memorial Park



CHARRETTE SUMMARY REPORT

Prepared for the Boyne City Main Street Program and the City of Boyne City
by Environment Architects

VETERANS MEMORIAL PARK PAVILION PROJECT – 2013

January 6, 2014

CHARRETTE SUMMARY

TABLE OF CONTENTS

The Boyne City Main Street Program and City of Boyne City selected Environment Architects of Traverse City to conduct a three-day, public design charrette for the Pavilion in Veterans Memorial Park. The goal of the charrette was to “gather public input and consider possibilities to create a year-round, multi-activity structure in Veterans Memorial Park to be used by residents and organizations and as a permanent winter farmers market.” The adaptation and reuse of the existing Veterans Memorial Park Pavilion was one of the possibilities explored.

The following summary reflects the final product of the three-day charrette conducted on site at the Boyne City, City Hall Building. The project consisted of four primary activities which are included as sections in this report as follows:

Section One

Base Data Collection (conducted November 22, 2013)

Section Two

Stakeholder Meetings (conducted December 12, 2013)

Section Three

Charrette Workshop (conducted December 13, 2013)

Section Four

Public Presentation Session (conducted December 17, 2013; Tuesday evening)
and Final Concepts

call 231 946 1234
fax 231 421 5772
118-a cass street
traverse city mi 49684
env-arch.com

environment
architects

VETERANS MEMORIAL PARK PAVILION PROJECT – 2013

January 6, 2014

SECTION ONE BASE DATA COLLECTION

The base data collection phase of the project included on-site field measurement and assessment of the existing pavilion structure.

This section includes a sample set of photos of the existing pavilion, existing construction documents for the Veterans Memorial Park Pavilion provided by City Staff. Included you will also find images from a 3-dimensional, digital model created by the design team and used for communication during the second phase of the project.

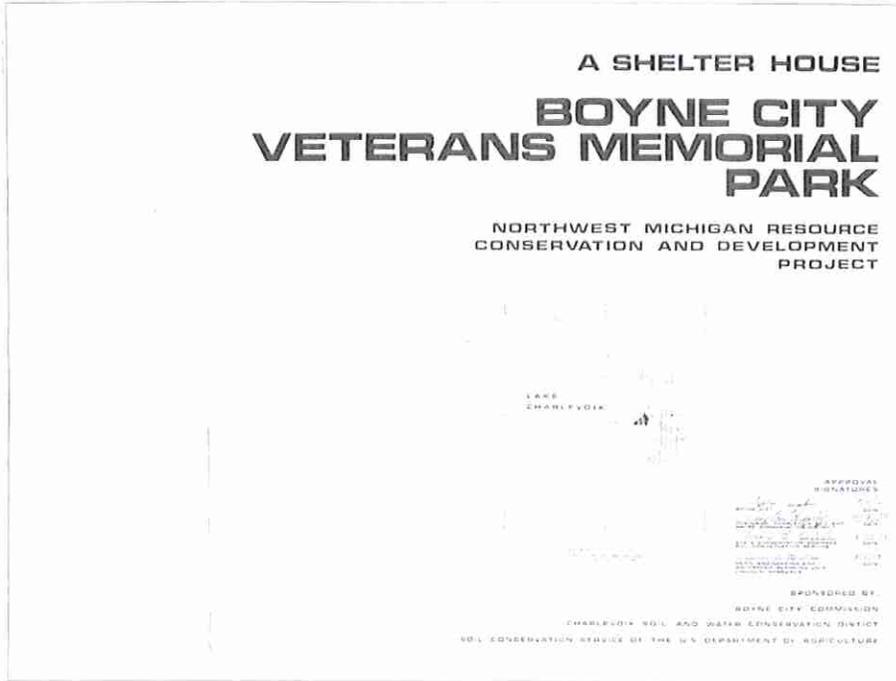
We design the circumstances,
objects and conditions
that surround you.

These photos are representative of those taken during the base data collection phase:



call 231 946 1234
 fax 231 421 5772
 118-a cass street
 traverse city mi 49684
 envy-arch.com

environmentalarchitects



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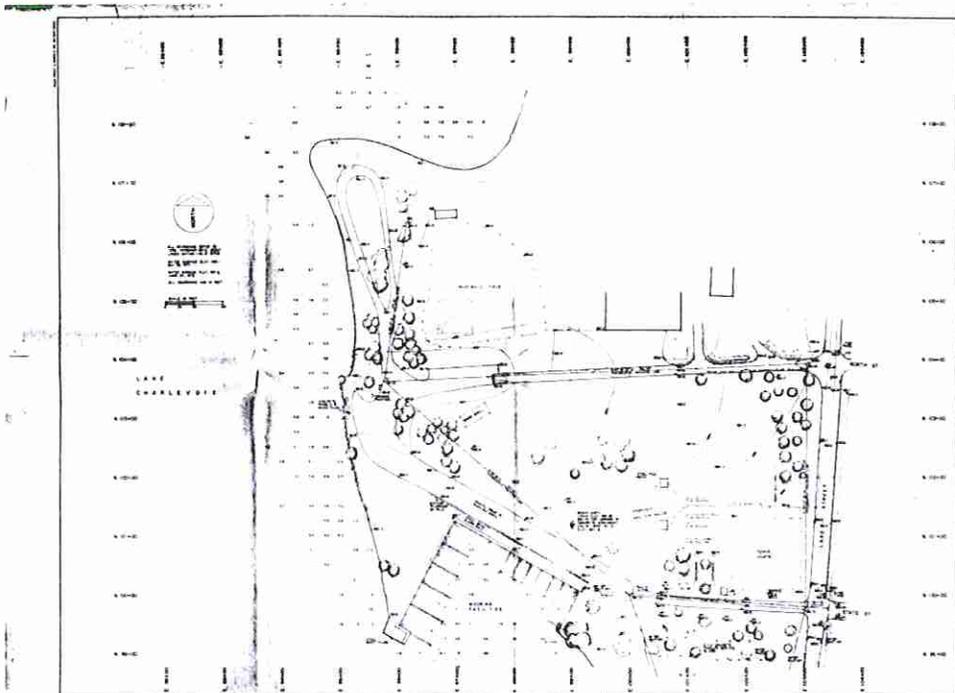
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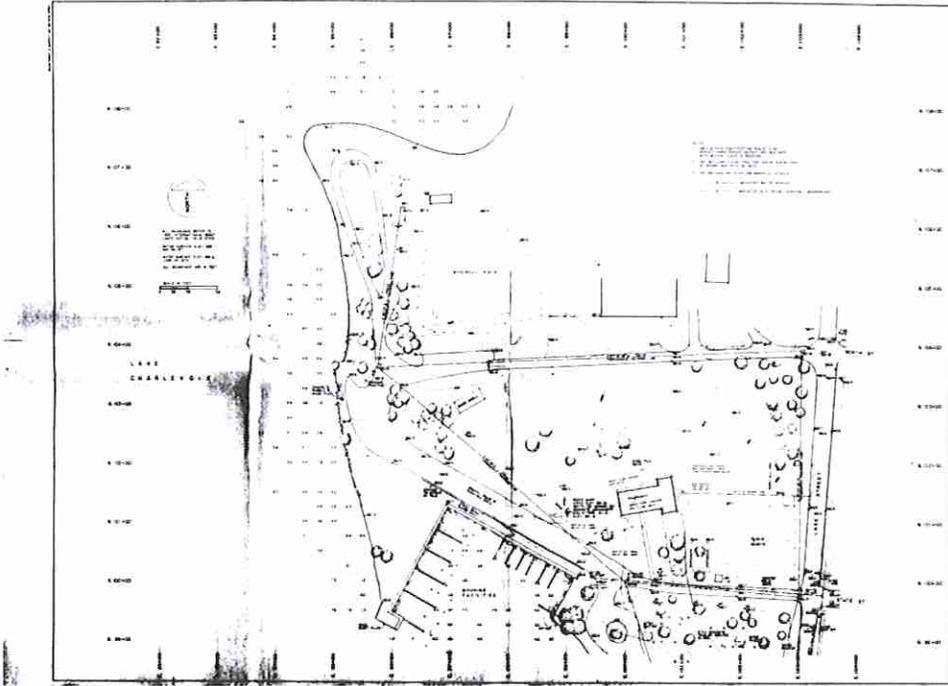
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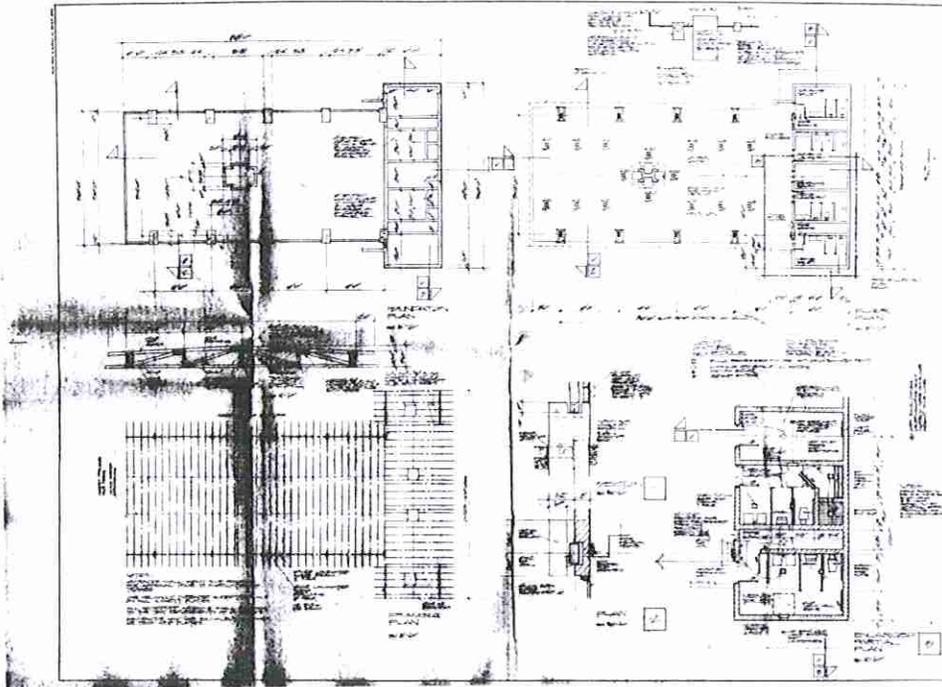
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UTERNAK MEMORIAL PARK TRaverse CITY, MICHIGAN
PROJECT NO. 118-A CASS STREET TRaverse CITY, MICHIGAN

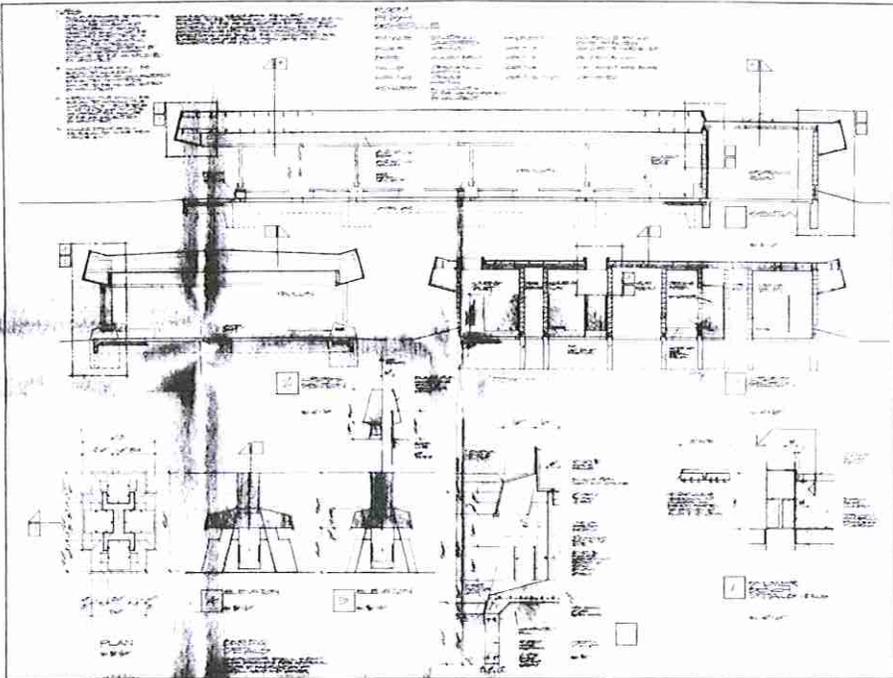
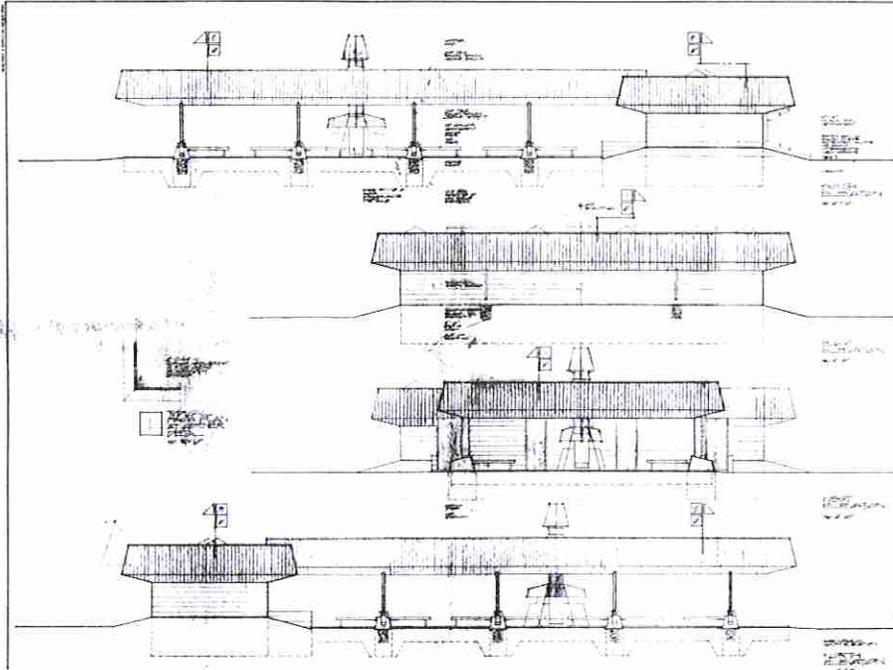


UTERNAK MEMORIAL PARK TRaverse CITY, MICHIGAN
PROJECT NO. 118-A CASS STREET TRaverse CITY, MICHIGAN

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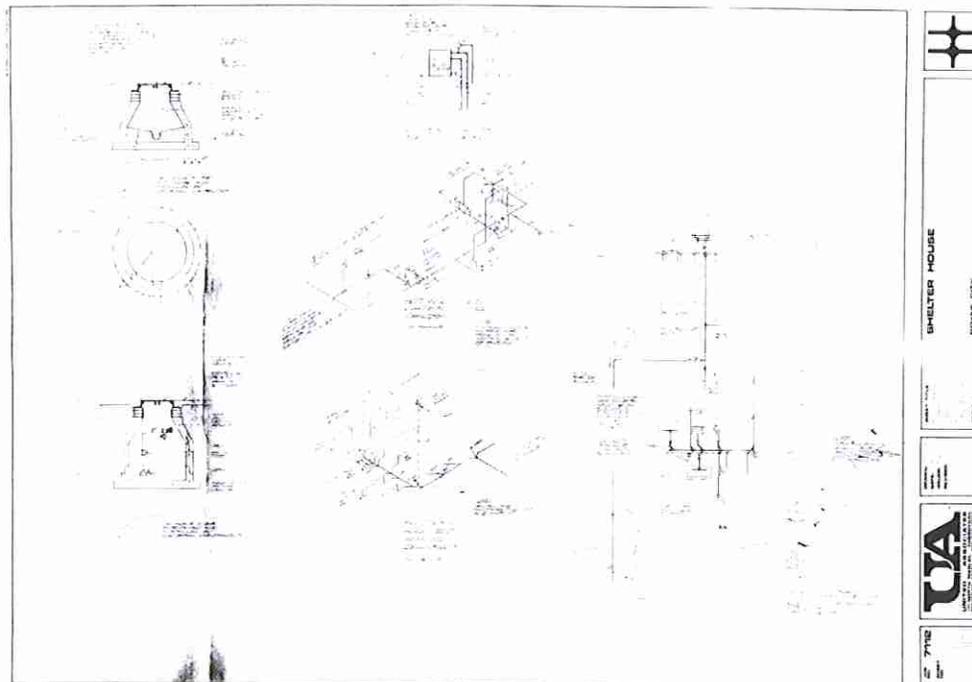
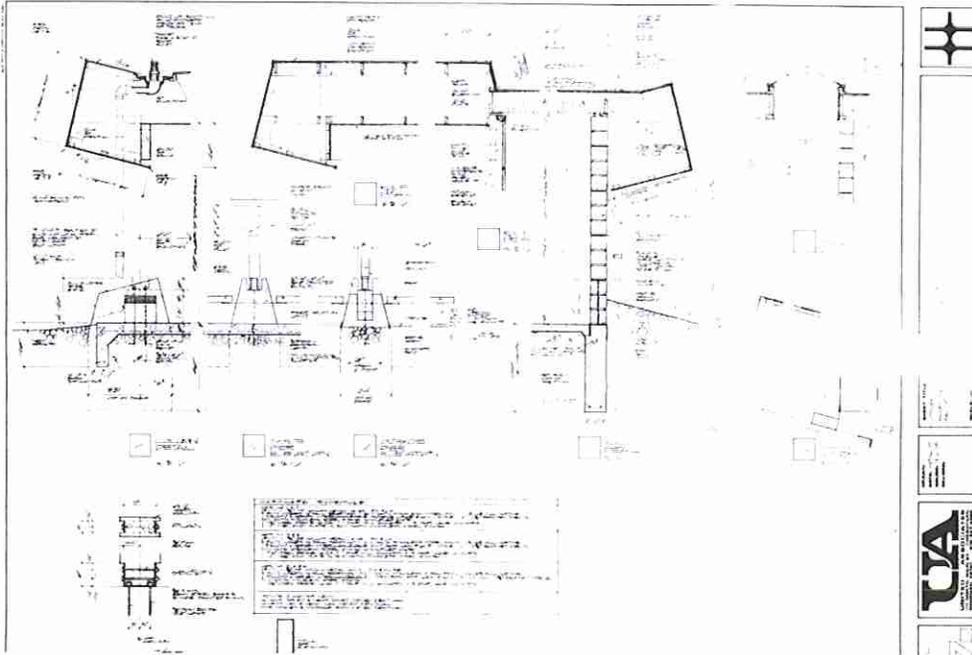
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The following images were exported from the 3-dimensional digital model:



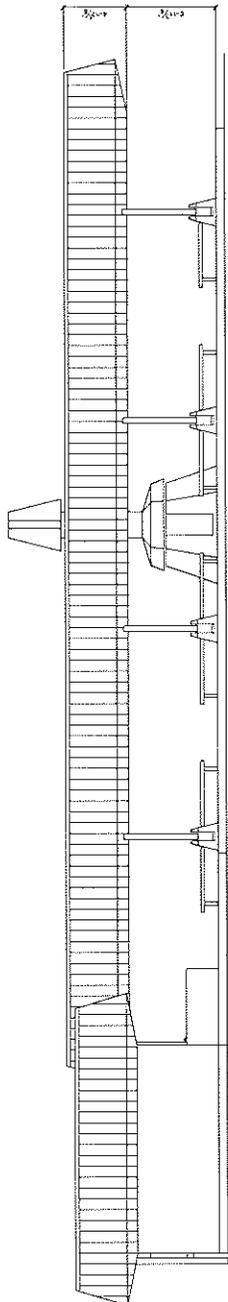
We design the circumstances,
objects and conditions
that surround you.

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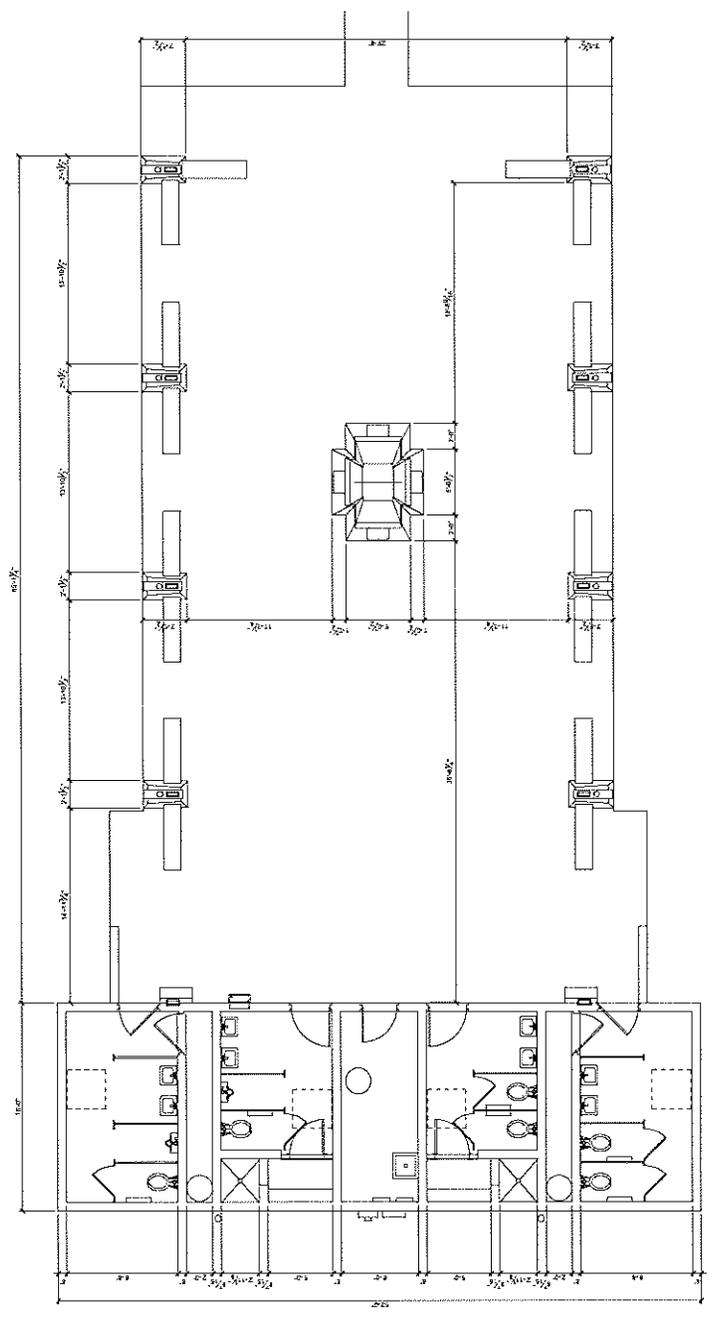
environment architects

Studio Planning the Pavilion
1345
1000 University Avenue

Floor Plan
A3.0



existing elevation
SCALE: 1/4" = 1'-0"



existing pavilion plan
SCALE: 1/4" = 1'-0"

VETERANS MEMORIAL PARK PAVILION PROJECT – 2013

January 6, 2014

SECTION TWO

STAKEHOLDER MEETINGS

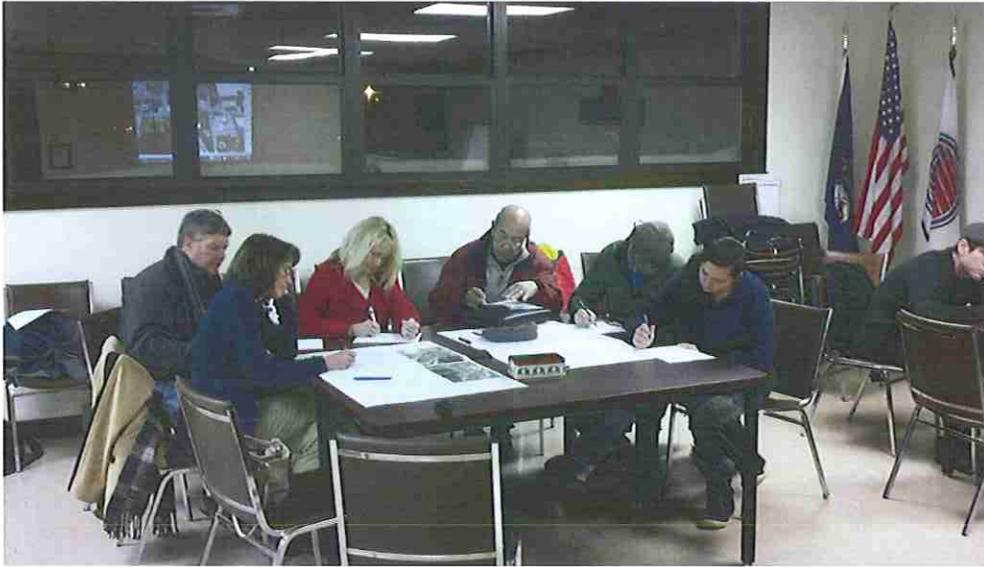
The Stakeholder Meetings phase of the project included onsite interviews with a variety of stakeholder groups ranging from 5 to 25 participants. The interview schedule was as follows:

Farmers Market - 9:00-10:15am
Downtown Business Community - 10:30-11:45am
City Staff - 1:00-2:15pm
Pavilion Users/Events - 2:30-3:45pm
Neighbors - 4:00-5:15pm
Public - 5:30-6:45pm

This section includes the questionnaire used to frame the public discussion as well as the summary of all the comments received. The actual sheets that all the participants' comments were recorded on have been provided to the Main Street staff.

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The following photos are from the Stakeholder Meetings:



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VETERANS PARK PAVILION PROJECT – 2013

STAKEHOLDER QUESTIONNAIRE

1. What activities do you currently participate in at the Veterans Memorial Park Pavilion?

- a.
- b.
- c.

2. What activities would you like to see at the Park or Pavilion that do not currently take place there?

- a.
- b.
- c.

3. Are there building or site elements that do not currently exist that would be required to facilitate these activities?

- a.
- b.
- c.

4. What would you change about the existing Pavilion?

- a.
- b.
- c.

5. Is there anything you would not change about the existing Pavilion?

- a.
- b.

6. Should a new facility or different site be considered to house these activities, including a winter farmers market?

VETERANS PARK PAVILION PROJECT – 2013 12-13-13

The following is a summary of patterns identified through the stakeholder input process. Full responses are available from the Boyne City Main Street Program. The questions were used as our framework for discussion.

Stakeholder Summary

1. What activities do you currently participate in at the Veterans Memorial Park Pavilion?

- Large community festivals and events. Multiday functions that attract upward s of thousands of visitors (over 1500). These included 4th of July, Mushroom Festival, Boyne Thunder.
- Mid-sized community events and festivals that attract between 250 and up to 1500 participants included car shows, veterans memorial events, yacht events (regattas), cycling events, running events.
- Reoccurring events particularly the farmer’s market attracting upwards of 500 visitors for a single day.
 - Summer vendors assume 65. 10’x10’ minimum in 5’ increments.
 - Winter vendors. Assume 35. 6’x5’ in 5’ increments with minimum 8’ walkways.
- Small Community and private events that range up to 250 participants. These would include school outings, family reunions[?], private parties, sailing groups, community picnics and meetings.
- Individual users which would include unscheduled use of pavilion and park including play groups and picnickers.

2. What activities would you like to see at the Park or Pavilion that do not currently take place there?

- Winter farmers market
- Expanded winter use including warming hut, ice rink, winter festival/party space
- Entertainment space, particularly music and concerts but also included out movie screenings
- Expanded Yacht Club and Marina Activities
- Flexible meeting space for approximately 30-100 users;

- Summer; accommodate larger groups with some weather protection
- Winter; heated and protected space

3. Are there building or site elements that do not currently exist that would be required to facilitate these activities?

- Kitchen
 - Farmers Market suggested full commercial and demonstration/teaching configuration
 - All other groups suggesting warming kitchen with sink for cleaning
- Storage
 - Farmers Market suggested expanded storage including refrigerated and dry storage for food as well as general storage.
 - All other groups suggested general storage.
- Enhanced Wi-Fi.
- Small group picnic areas and toilet access for when Pavilion is occupied by large events or reserved by mid-sized reserved users
- Heated or protected space
- Additional bathroom facilities; weatherized?
- Service drive for unloading at building
- Concession/dedicated vending area

4. What would you change about the existing Pavilion?

- Improved and updated bathrooms including ADA accessibility
 - Open one set of bathrooms to exterior to maintain public accessibility when pavilion is reserved
- Eliminate fireplace and provide relocated outdoor grilling provisions
- Relocate pavilion to a different position on-site or re-orient existing pavilion
- Eliminate fireplace but provide new alternative fireplace location (maximizing open space)
- Improved wind protection
- Bury Electrical Utilities
- Remove fixed Benches
- Improved parking and circulation
- Improved Architectural aesthetic including higher ceiling, additional natural light and transparency
 - Mixed response related to flat roof or taller sloped roof

5. Is there anything you would not change about the existing Pavilion?
 - Open access/Public access
 - Visibility
 - Connection to Playground
6. Should a new facility or different site be considered to house these activities, including a winter farmers market?
 - Consideration should be given to existing relationships between Farmers Market, Veteran Memorial and fact that a pavilion at Veterans Park is required
 - Peninsula Park
 - Future considerations related to City Hall and DPW site
 - West of Playground
 - Turnaround west of little league field – underutilized parcel.

General Considerations

- Flexible space
 - Sliding/folding doors allowing space to be closed up.
 - Indoor/outdoor spaces
- Consider overall site master plan and connections to adjacent facilities
- Consider portable kitchen/food truck or neighboring facilities such as planned community center to address kitchen needs.
- Low maintenance and easy to maintain
- Many people suggested minimal heating of space to 50-60 degrees would be acceptable for winter use.
- Historical references
- Pavilion and site need to respond to environmental including:
 - Solar orientation
 - Wind
 - Views to water
- Parking concerns
 - Physically improve facilities
 - Enhanced way finding/use of banners
- Environmental Concerns
 - “green” elements, energy efficiency, natural light, storm water considerations (permeable surfaces)
- Architectural References
 - Traditional/Historic both downtown brick as well as mill waterfront
 - Rustic/Northern Michigan
 - Nautical

VETERANS MEMORIAL PARK PAVILION PROJECT – 2013

January 6, 2014

SECTION THREE CHARRETTE WORKSHOP

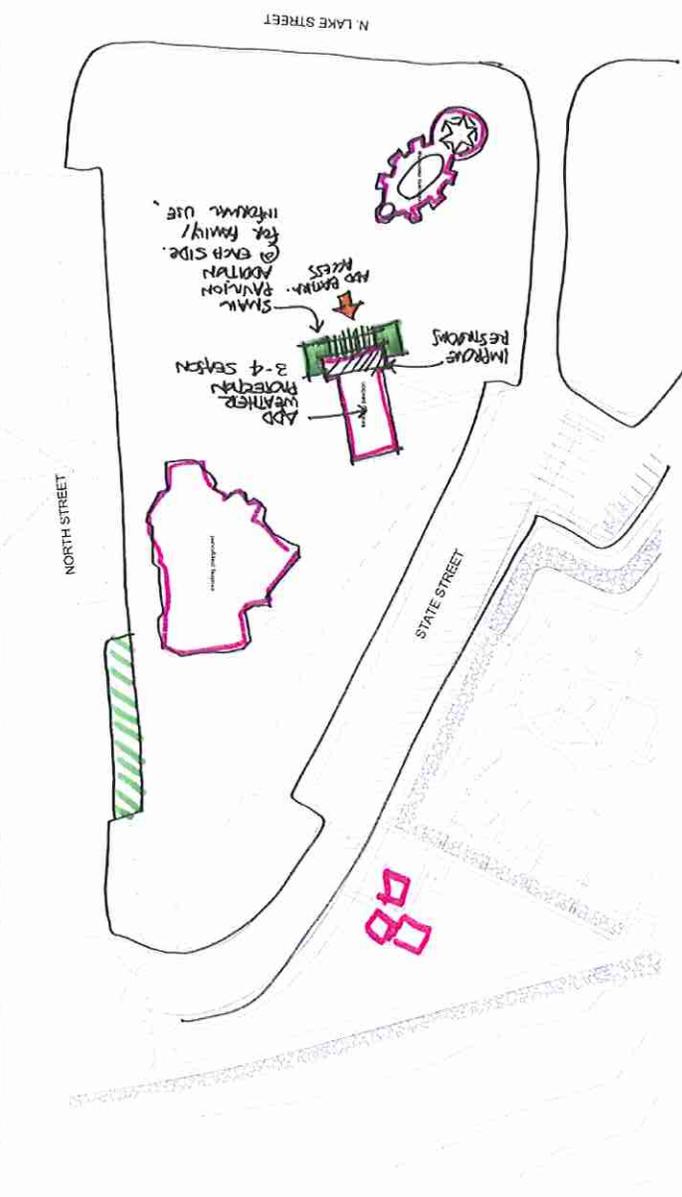
The Charrette Workshop phase of the project was a single day working session held in the City Commission Chambers. The design team reviewed comments from the stakeholder meetings conducted the previous day and identified patterns with which to develop three design concepts. This session was open to the public and we received a total of 15-20 visitors throughout the course of the day. As the concept sketches developed, we presented them to visitors to receive additional valuable input that informed the designs.

In this section we have included the preliminary sketches of each concept that was developed during the workshop.

LEGEND
 Site
 Property
 1" = 10'

CONCEPT 1

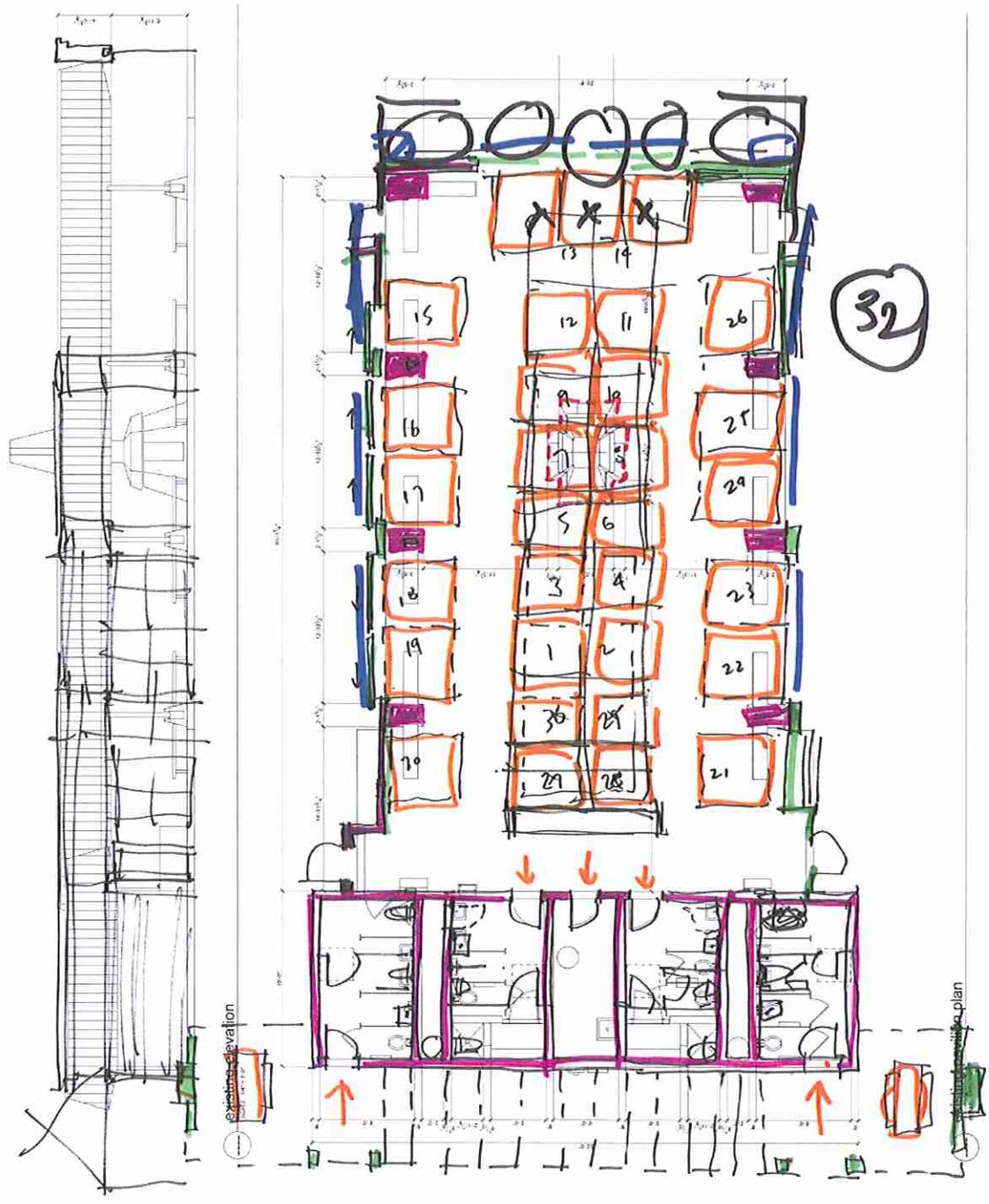
environmentarchitects
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 12/11/2013



site plan
 12/11/2013

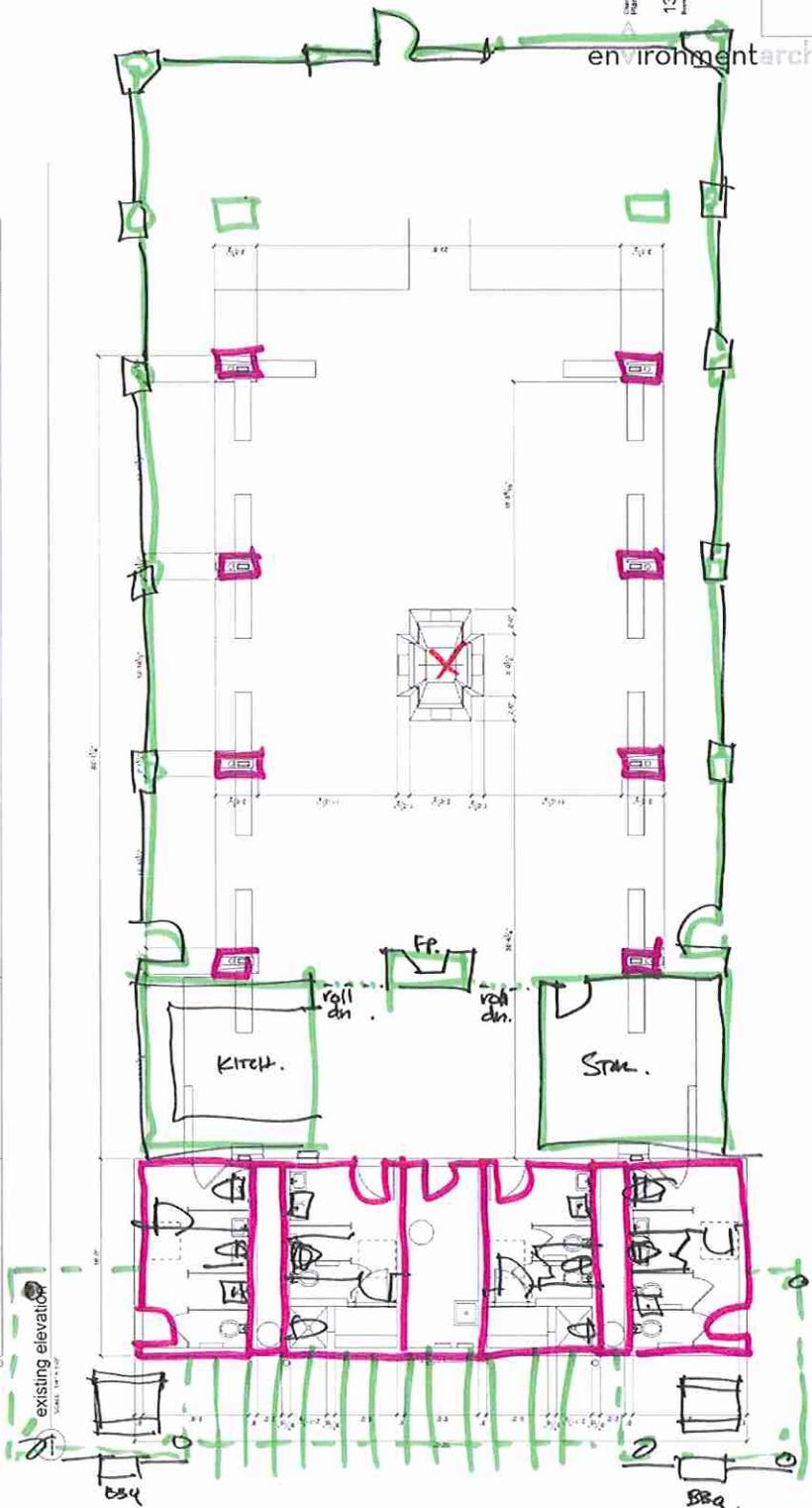
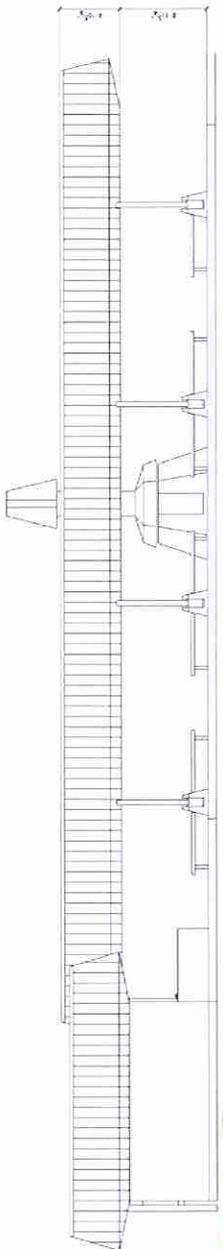


A1.0 Site Plan (REV)



CONCEPT 1

ISSUES
DATE OCCUPATION
REVISIONS



environment architects

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Project Name	A3.0
Client	
Location	
Date	

existing elevator

existing pavilion plan

CONCEPT 2

A3.0 Floor Plan (Rev)

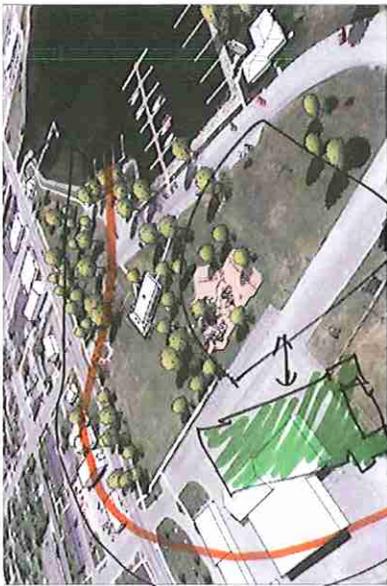
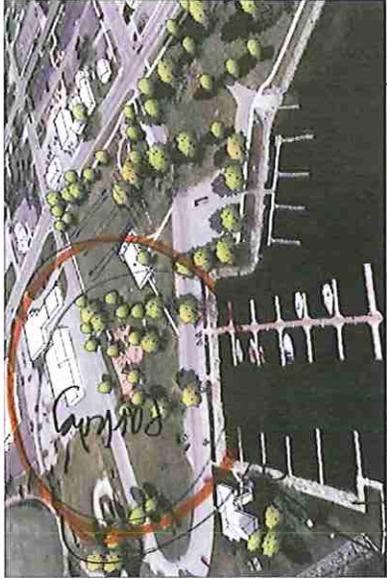
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WALKER
DATE: 02/20/2013
PROJECT: [illegible]

CONCEPT 3

environmentarchitects
1345
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Site Plan	A1.0
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VETERANS MEMORIAL PARK PAVILION PROJECT – 2013

January 6, 2014

SECTION FOUR

PUBLIC PRESENTATION AND FINAL CONCEPTS

The Public Presentation was a single evening event where the final design concepts were presented to the public at the Community Room of the Boyne District Library. The event was attended by at least 30 community members who provided valuable feedback on each of the design concepts. Locally made Hors d'oeuvres were provided by the Farmer's Market Committee.

This section includes summary sheets for each of the three design concepts including estimates of probable cost. The attached concept sheets were used during the Public Presentation. A 3-dimensional, digital site model was also used to illustrate the design concepts, provide visual feedback, and help answer questions during the Public Presentation.

All concepts were well received and the next step will be to select a preferred concept to further develop; ultimately for bidding and construction.

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The following photos are from the Public Presentation Session:



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VETERANS MEMORIAL PARK PAVILION PROJECT – 2013

January 6, 2014



CONCEPT SUMMARY- CONCEPT ONE

Concept One was envisioned as the least intrusive of the three concepts. The intent was to utilize as much of the existing structure as possible.

Concept One - Key Points:

- a. Maintain existing roof, structure and columns
- b. New brick exterior- inspired by the historic character of new developments and Downtown
- c. Sliding doors to create a three-season space - moderate weatherproofing for winter use
- d. Renovate bathrooms- create additional entry points
- e. Additions include: family picnic spaces and a pergola
- f. Eliminate the existing fireplaces

Concept One - Estimate of Probable Cost:

Site Work	\$25,000.00
Demolition.....	\$20,000.00
Concrete.....	\$10,000.00
Masonry.....	\$36,000.00
Steel (pergola).....	\$20,000.00
Doors/Windows.....	\$75,000.00
Roofing.....	\$10,000.00
Misc. Carpentry.....	\$25,000.00
Interior Finishes.....	\$12,000.00
Electrical.....	\$20,000.00
Mechanical.....	\$10,000.00
Plumbing.....	\$50,000.00

Subtotal.....	\$313,000.00
Contractor (OHP).....	\$46,000.00
Professional Fees.....	\$30,000.00
Contingency.....	\$20,000.00

Project Total.....\$409,000.00



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January 6, 2014



CONCEPT SUMMARY- CONCEPT TWO

Concept Two was envisioned as a compromise solution. It would be a significant renovation and change to the existing pavilion while maintaining the pavilion's existing location.

Concept Two - Key Points:

- a. Maintain existing structure and columns
- b. New roof structure
- c. New brick exterior- inspired by the historic character of new developments and Downtown
- d. Full-glass garage doors to create a three-season space - moderate weatherproofing for winter use
- e. Renovate bathrooms- create additional entry points
- f. Additions include: family picnic spaces, a pergola, and additional pavilion area
- g. Eliminate the existing fireplaces

Concept Two - Estimate of Probable Cost:

Site Work	\$60,000.00
Demolition.....	\$20,000.00
Concrete.....	\$35,000.00
Masonry.....	\$50,000.00
Steel (pergola).....	\$20,000.00
Doors/Windows.....	\$75,000.00
Roofing.....	\$35,000.00
Misc. Carpentry.....	\$75,000.00
Interior Finishes.....	\$12,000.00
Electrical.....	\$40,000.00
Mechanical.....	\$15,000.00
Plumbing.....	\$60,000.00

Subtotal.....	\$497,000.00
Contractor (OHP).....	\$75,000.00
Professional Fees.....	\$45,000.00
Contingency.....	\$30,000.00

Project Total.....\$647,000.00



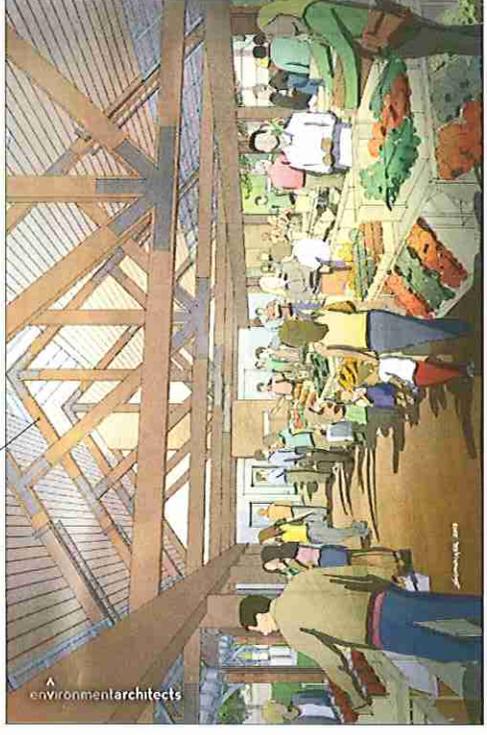
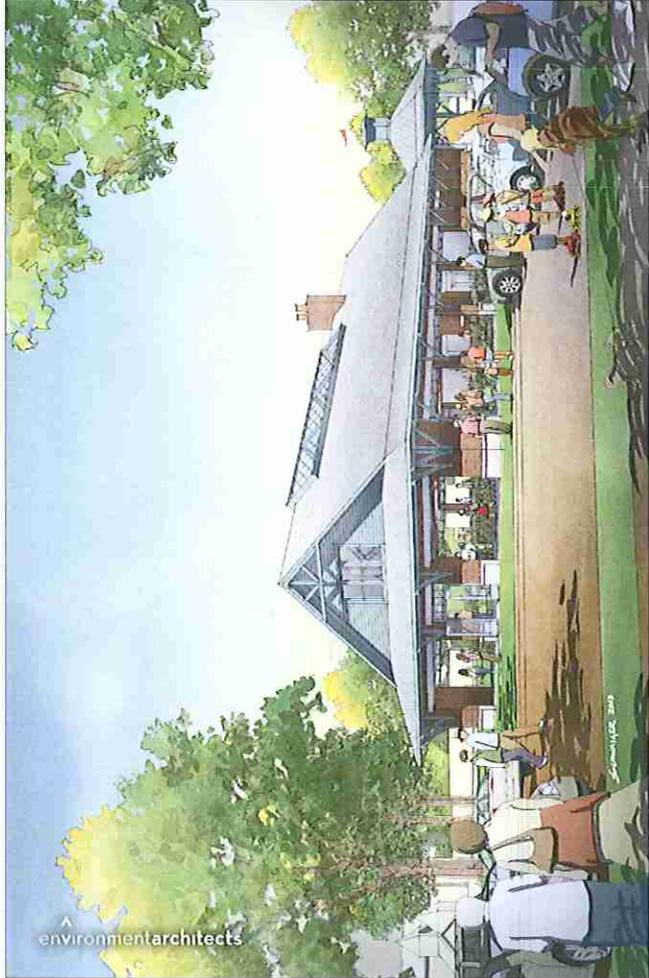


NEW ARCHITECTURAL PERGOLA
 NEW ARCHITECTURAL PANELS/LAMINATE FINISHING
 RENOVATED EXTERIOR ENTRANCE

NEW LIGHTS TO PROVIDE NATURAL LIGHT

FULL GLASS GARAGE DOORS SHOWN IN CLOSED POSITION

NEW ROOF STRUCTURE



CONCEPT 2
 key points:

- a. maintain existing structure and columns
- b. new roof structure
- c. new brick exterior- to pick up historical context of new developments and downtown
- d. full glass garage doors to create three season space - moderate weatherproofing for winter use
- e. renovate bathrooms- create additional entry points
- f. additions include: single family picnic space, pergola plus additional pavilion area
- g. eliminate existing fireplaces

ESTIMATE OF PROBABLE
 CONCEPT 2 = \$650,000.00 - \$800,000.00

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environmentarchitects

Concept 2 1345 1345 1345	A6.2 1345 1345 1345
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Veteran's Memorial Park Pavilion Concept 2 - New Roof Form + Addition

VETERANS MEMORIAL PARK PAVILION PROJECT – 2013

January 6, 2014



CONCEPT SUMMARY- CONCEPT THREE

Concept Three was envisioned as the “out of the box” solution. It would demolish the existing pavilion and locate a new structure within Veterans Memorial Park closer to the water. It would require overall changes to the master site plan of the Veteran’s Memorial Park area but could work nicely with future efforts at the adjacent city facilities parcel. Consequently this would be the most expensive option.

Concept Three - Key Points:

- a. Utilize Concept Two floor plan and elevations
- b. Reclaim existing materials where possible from existing structure
- c. Separate State Street from North Street giving Marina individual identity
- d. Moves Pavilion closer to water
- e. Connect North Street to the City Hall parking lot with a drive around the "point"
- f. Creates expanded green space where existing structure is removed

Concept Two - Estimate of Probable Cost:

Site Work
Specifically excluded; to be determined with final overall master plan and road re-
routing

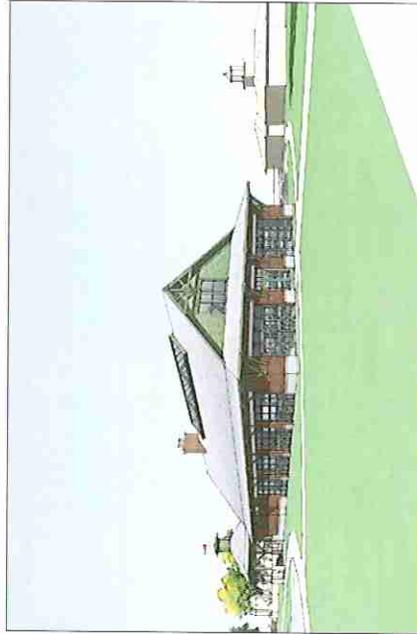
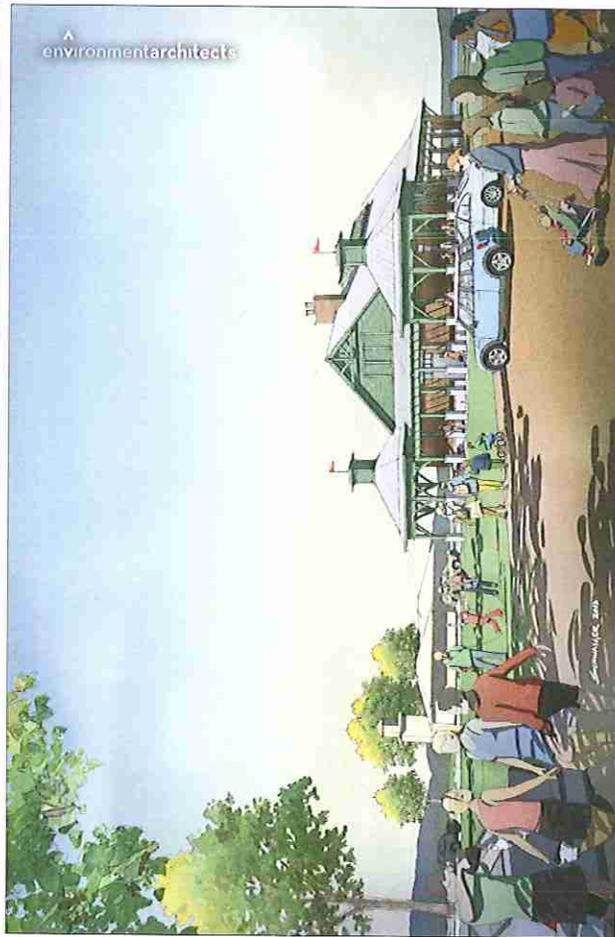
The balance of this estimate is based on the following square footage and
corresponding costs:

Main Pavilion:
3,750 square feet @ \$150/s.f.....\$562,000.00
Kitchen/Core:
1,950 square feet @ \$200/s.f.....\$390,000.00
Picnic Pavilions:
900 square feet @ \$75/s.f.....\$68,000.00

Subtotal..... \$1,020,000.00
Contractor (OHP).....\$150,000.00
Professional Fees..... \$100,000.00
Contingency..... \$40,000.00

Project Total.....\$1,310,000.00





CONCEPT 3
Key points:

- a. utilize concept 2 floor plan and elevations
- b. reclaim existing materials where possible from existing structure
- c. separate State Street from North Street giving Marina Individual Identity
- d. moves Pavilion closer to water
- e. connect North Street to City Hall parking lot with developed drive around the "point"
- f. creates expanded green space

ESTIMATE OF PROBABLE COST
CONCEPT 3 = \$1,000,000.00 - \$1,250,000.00

environmentarchitects

ENGINE	DATE	DESCRIPTION
		Concept Presentation

1345
State Street
Barnes City, Missouri

Concept 3	
Sheet No.	A7.2

Veteran's Memorial Park Pavilion Concept 3 - Relocated Pavilion

City of Boyne City 2013



Planning and Zoning Report

Development Plan Reviews

Chipman Building Non Conforming Use Review

Boyne Irrigation Company requested approval to allow the change of a nonconforming use located at 664 State Street. The existing building and parcel were previously used for Chipman plumbing heating and then Boyne Valley printing. As the property is located in the Traditional Residential District the previous commercial uses of the property were legal pre-existing nonconforming uses. The proposal from Boyne Irrigation Company was to use the existing buildings and the property as an office and warehouse for an irrigation supply company with possible limited retail sales. No structural changes to the building were proposed and the use would have no outside storage or display. While in general it is the intent to have nonconforming uses eventually converted to conforming uses, the Boyne City Zoning Ordinance does give the Planning Commission considerable discretion in considering changes to existing nonconforming uses. The specific authority granted to the Planning Commission to consider a change in this regard is stated in the paragraph C of Section 26.20 which is as follows:

If no structural alterations are made, any nonconforming use of a structure, or structure and premises, may be changed to another nonconforming use, provided the Planning Commission determines that the proposed use is equally appropriate or more appropriate to the district than the existing nonconforming use. Whenever a nonconforming use has been changed to a conforming use, or to a use permitted in a district of greater restrictions, it shall not thereafter be changed to a nonconforming use.

The Planning Commission made a finding that the use as proposed use by Boyne Irrigation was similar in nature and equally appropriate for the district and approved the proposed change of use in March of 2013. With the approval the building was subsequently purchased by Boyne Irrigation and is now occupied and in use by the company.

Classic Instruments

In September 2011 Classic Instruments received development plan approval to amend the previously approved development plan for Points North Printing. The proposed plan added a 3,600 square feet to the existing building and improved and developed a 22 space parking area to remediate existing drainage issues with the current truck dock area. With the approval of the proposed amendments to the development plan the Planning Commission required that the proposed building elevations be brought back to the Commission for final approval prior to construction. This spring Classic Instruments were in position to begin the construction of their proposed expansion and submitted the proposed elevations to the Planning Commission for final approval. While the building layout and square footage was slightly modified the plan was still consistent with the previously reviewed proposal. The Planning Commission reviewed the proposed elevations and found that the proposal met the Architectural requirements of the Planned Industrial District of section 22.30 and the final plans were approved. Site grading and construction of the building addition

commenced summer of 2013. The originally approved development plan amendment included the installation of a pervious surface parking area, however it was subsequently discovered that the soils may not be suitable for this type of application. To make a better determination on the suitability of the soils, the parking area was graded and base was been installed but the parking surface was not. The drainage of the parking area will then assessed over time to determine if a pervious surface will be functional. If it is determined the soils are not conducive to the planned pervious surface a typical asphalt surface will be installed and storm water drainage will be controlled with existing retention basins and storm water systems. It is anticipated that a final determination for the parking surface will be completed in summer of 2014.

Charlevoix County Transit

Charlevoix County Transit submitted an application for amendment to their development plan to construct a 1,848 square foot addition to their existing building and reconstruction of the existing parking lot. The property is approximately 4.3 acres and is located in the Community Service District (CSD) and the Charlevoix County Humane Society and Animal Shelter is also located on the property. The building addition will be comprised of office space addition constructed on the west end of the existing building extending the building approximately 28 feet to the west. The proposed addition will be a single story with a gable roof that will match the style and character of the existing building. The existing parking area on the west side will be removed and replaced. Approximately 4,200 square feet of additional pavement will be added and the number of parking spaces in this area will be increased from 22 to 25 spaces. The maximum lot coverage for a parcel in the CSD is 40%. The lot coverage of the existing buildings plus the proposed addition is approximately 12%. The Planning Commission found that the proposed amendment did not alter the use or intent of the approved plan and was in compliance with all applicable zoning ordinance requirements the amendment was approved. It is anticipated construction of the proposed addition will commence in 2014.

Glenn's Plaza

Catt Realty the property owner of Glen's plaza requested approval for a development plan amendment to construct a building addition on the west elevation, add a drive through window for the pharmacy on the north wall and to install a 14' x 30' cooler on the northeast corner of the building. The property is located in the General Commercial District (GCD).

The partially open area on the north portion of the west elevation will be enclosed with brick to match existing with the addition of decorative split faced block on the lower portion of the wall. The existing widow will be in filled with matching brick and some new larger windows will be installed. The design and materials used for the proposed enclosure are consistent with the design criteria for the GCD as recommended by section 22.20 of Boyne City Zoning Ordinance design standards.

The addition of the drive through window will entail the installation of the window on the existing north wall of the building approximately 12 feet from the northwest corner. The installation will include the addition of a canopy over the window and a caution canopy

clearance sign which will have approximately 10 feet of clearance. The queuing line for the pharmacy window will use the existing parking lot maneuvering lanes and will not introduce any new traffic movements to the parking lot. Traffic will circle from the far north maneuvering lane into the pharmacy queuing line. The proposed location of the pharmacy window will allow two cars to wait in line prior to impeding the maneuvering lane. The ITE average trip generation for a pharmacy/drugstore with drive through window is 8.62 trips per hour, however, given the nature, location and market area for Glen's pharmacy it is suspected that number is high for this application. While the number of vehicles driving through the parking lot will increase from the addition of the drive through window it is not anticipated that it will have a significant impact on traffic movements or safety. The plan was reviewed by the Boyne City Police Department and no concerns were noted in regards to the proposed project.

The proposed 14' x 30' cooler will be placed on the north east corner of the existing building and will be accessed from inside the building. The existing driveway lane will be reduced to 22' at the narrowest point in the corner leaving adequate maneuvering room for trucks entering and leaving the loading area.

During the review of the proposal the Planning Commission raised concerns with the installation of the outdoor cooler and with the traffic flow through the parking lot causing potential car/pedestrian conflicts. With those concerns in mind the Commission approved the Glen's Market development plan amendment with the stipulations that there be placement of a stop sign at the exit of the pharmacy lane, the parking at the north end is changed to angle parking, additional striping and signage be installed for directional traffic flow patterns, adequate maneuvering for car and truck traffic provided at the NE corner of the building, and that security barrier/guards be installed on the corner of the new cooler. Construction has commenced on the project and it is anticipated that the proposed improvements will be completed in 2014.

Lexamar

Lexamar Corporation requested a development plan amendment to construct a 36' x 50' addition onto the north side of their existing building. The proposed design and construction match the existing building design and materials and the proposed addition meets ordinance criteria for setbacks, building height and lot coverage.

While the proposed addition did meet all zoning criteria the site continues to be in noncompliance in regards to outdoor storage. While a limited amount of outdoor storage on the north sided of the existing building was approved with the expansion in 1995, the area now used for outdoor storage far exceeds what was originally approved. In November of 2011 representatives from Lexamar addressed the Planning Commission on this topic. At that meeting it was agreed that the outdoor storage needed to be addressed. In addition representatives have contacted the City and have indicated that Michigan Economic Development Corporation have stated that certified business park designation would be removed if the outdoor storage is not addressed. Lexamar representatives indicated that given changes to their business outdoor storage was now necessary component of their business but they would be reducing the amount of area dedicated to

outdoor storage and then developing a plan to organize and screen the area used for outdoor storage in the future. City staff and representatives from the MEDC have met with Lexamar in regards to the outdoor storage and a preliminary plan was presented to the EDC/LDFA. To address the outdoor storage a proposed landscaping plan was presented with the proposed building expansion. While the submitted application did delineate an area to be screened for outdoor storage the plan did not contain detailed information on numbers of trees, species and spacing. The Planning Commission approved the proposed building expansion with the stipulation that two staggered rows of evergreen trees be planted around the outdoor storage area and the installation of the landscaping must begin no later than June 1, 2014.

McDonald's

The proposed amendment would create two ordering lines by splitting the existing queuing line to create two side by side ordering lines. This will be accomplished by adding a additional ordering island and relocating the existing ordering window. The queuing line would merge back into a single line prior to the pay window. To accommodate the additional line the parking lot will be enlarged on the south and west sides. A total of 5, 644 square feet of impervious surface will be added to the site. No parking spaces will be eliminated with the reconfiguration and 8 parking spaces will be added for a new total of 49 parking spaces on the parcel. Storm water from the site currently flows into the City storm sewer from 2 catch basins located in the entry and exit drives. No changes to the system are proposed. The existing shed on the property will be relocated and the existing dumpster enclosure will be reconstructed and enlarged. Some additional landscaping will be added to the back of the building. The existing patio seating located in the west yard area will be eliminated. No changes to the interior or exterior of building are proposed. Construction on the improvements will commence at the beginning of the 2014 construction season.

Harborage

The Harborage Condominium Association has requested a pre-application meeting with the Planning Commission to review the possibility of construction a new building or adding on to the existing building located on the Association property at the corner of Division and Second Streets. Preliminary plans have been reviewed and discussed by the Planning Commission but a final plan has not been approved.

Alley Vacation

An application for the vacation of a public way has been submitted by Leon Dyer 530 Lewis Street with a petition from four other property owners requesting the alley located between Franklin Street and Division, west of Lewis Street be vacated. The alley is 16.5 wide and 450 feet in length and runs between lots 28, 30, 32 34, 35, 36, 37 and 50, 51, 52, 53, 41, 40, 40, 39, 38 of C.G. Lewis Addition. The request was reviewed by City Staff and the Planning Commission and a finding was made the undeveloped and unused alley was not needed for any future expansion of utilities or public purpose. Based on these findings the City Commission formally vacated the alley

Ordinances

In December 2012 the Zoning Board of Appeals heard a variance that requested relief from Section 4.40(A)(6) of the Boyne City Zoning Ordinance regulates a minimum roof pitch for dwellings in the TRD. The section is as follows:

The minimum pitch of the roof of any building shall be five to twelve (5:12) and the maximum pitch of the roof of any building shall be twelve to twelve (12:12), except that additions to existing dwelling units may be constructed with a pitch that matches any roof pitch of the existing dwelling unit. Additionally, the roof pitch of a dormer, turret or similar architectural feature may not exceed twenty-four to twelve (24:12) and the roof pitch of a covered porch may be flat whenever the roof of such a porch is also considered to be the floor of a second story deck.

This requirement was first incorporated into the regulations in 2001 with the adoption of the new zoning ordinance. The immediate effect of this ordinance was to make approximately 25% of the homes in the TRD district nonconforming. Since that time the ordinance has been enforced with relatively few problems. From time to time applicants question the logic for the requirements and/or need to alter plans to conform to the regulation but no variance requests were requested until 2012.

In this instance it was an existing house with a non-conforming roof that was to be moved to a new vacant lot. The board had considerable discussion about this issue but did not grant the variance as the Board could not find that the application met all the mandated stipulations to grant a variance. The ZBA did recommend that this issue should be submitted to the Planning Commission for review. The Planning Commission discussed this issue of the minimum roof pitch specifically and the also all of the design requirements for the TRD in general and determined that a comprehensive review of the article should be completed.

Outdoor Café

Magnum Hospitality submitted a request for the City to consider changing the existing sidewalk café ordinance to also allow the serving of alcohol in outdoor eating areas which are located on the public sidewalk. At the April 15, 2013 Planning Commission meeting the Commission considered the request. After review and discussion about the proposal and possible ordinance changes the Planning Commission directed staff to develop an amendment to the zoning ordinance to eliminate the provisions for outdoor café's on the public sidewalk and develop a new stand alone ordinance to regulate outdoor sidewalk cafés that would include a provision that would allow alcohol service.

The ordinances changes as originally proposed would have allowed for the service of alcohol in sidewalk cafés. At the first reading the Commission determined that the ordinances should not be expanded to allow alcohol service at sidewalk cafés and directed staff to remove those provisions from the Ordinance. Accordingly, the

provision allowing alcohol was removed (section 54-172 (i)) and an addition was made to the definition of a sidewalk café that states that the serving of alcohol is excluded from a sidewalk café. The City Commission approved the ordinance as changed on July 9th 2013 and the ordinance became effective on July 24, 2013.

Projects and Plans

Master Plan Update

The Master Plan adopted in 2007 is due to be reviewed and updated as required by the Michigan Planning Enabling Act. The update process began formally in the spring of 2013 with the required intent to plan notices being sent to the County, NWMCOG and all adjacent municipalities. Over the past year the Planning Commission has begun assembling and updating the asset inventory and background studies to be used as a basis for the Plan. Information on demographics, infrastructure, transportation, facilities, services, existing land use and natural resources has been updated and reviewed. The next steps in the process is to engage the public into the planning process and to develop a community vision for the plan. Based on the community vision, goals objectives and strategies will be developed to provide the direction and means to achieve the community vision.

Redevelopment Ready Community Certification

The Planning Department staff has been working with the representatives from MEDC towards certification of the City as a Redevelopment Ready Community (RRC). During the summer and fall Planning Staff attended 5 training modules that are required by the MEDC for certification. The training is provided to communities in the RRC program at no cost and covers the best practices for the RRC program. The City has completed the required self evaluation and provided all necessary ordinances, plans, forms and other requested documentation to the MEDC for review. The review and assessment of City procedures has not yet been completed by MEDC. On December 11th City staff met with representatives from the MEDC for to review City policies and procedures and answer questions and it is anticipated that the report will be completed shortly. Once the initial report is completed MEDC will return to the City Commission and present their findings. As was stipulated at the beginning of this process, within 60 days of received the report the City will be required to pass resolution of support of the City's intent to implement the recommendations of the MEDC.

Trail Town

Spearheaded by a planning grant received by LIAA, and facilitated by LIAA Planner, Harry Burkholder the City has created a committee to develop Trail Town plan. The plan would include design components such as trail heads (with bathrooms, water, benches, trash, shelter, parking, signage, etc.), portals, pathways, gateways, economic centers and nodes. The trail system is designed to serve as the focal point of a tourism-centered strategy for economic development and local revitalization. Additionally, promotion ideas/strategies and potential collaborative partnerships have been identified.

GIS Development and Support

As part of its mission the Planning Department continues to develop, maintain, and archive all City GIS data and provide GIS support and services to all City departments. Over the past year hundreds of maps were created and produced in support of other city departments. In addition to providing GIS support to all City departments, the Planning Department was involved in several specific GIS projects over the past year.

Street Lighting Inventory

Consumers Energy completed a street light audit for the City. A report on their findings was submitted back to the City and a hard copy map was provided showing the location and type of all Consumers Energy Street lights throughout the City. Representatives from Consumers indicated that the information has been digitized and for use in the City GIS system and will be providing the City with the data file for our use.

As-Built updates

Maintain and archive as-built files for infrastructure completed over the past year and the GIS infrastructure data layers that been updated to reflect the improvements over the past year on Douglas Street.

Grants

The Planning Department developed or provided assistance with the following grants:

Michigan Department of Natural Resources Trust Fund

A grant application was developed and submitted to the Natural Resources Trust fund for the Moody property acquisition. The grant was recommended in the amount of \$48,600 on December 6, 2013 by the MDNR. Prior to the grant being officially offered the MDNR must receive legislative and Governor approval and Boyne City must enter into an agreement.

SAW

Future needs for GIS mapping hardware and software were researched and identified for the SAW application. The GIS equipment will be used in the development and maintenance of the Sanitary and Storm Water Asset Management and Maintenance Plans. The program received 673 applications totaling \$541M on December 2, 2013. Any applications received after December 2 will not be reviewed until all previously received applications have been reviewed and follow-up contact made if necessary. Our office has 60 days to publish a notice of the application in the DEQ calendar and 120 days to review and notify the applicant whether the application was approved or rejected. Staff is diligently working on SAW; we expect to have an update on the application and lottery process in January 2014.

MSHDA Planning Grant

To help obtain public input for the Master Plan update the Planning Department was hoping to take advantage of the Placemaking and Neighborhoods Funding opportunity and a grant request was submitted. It was the intent use the Placemaking and Neighborhoods funding to obtain public input and to help prepare the master plan. The initial grant request was for \$15,000, but funding was only approved for a maximum of \$3,500 and several of the items identified in the grant request were not deemed eligible for funding. Given the funds were not sufficient to complete the project without a significant increase in contribution from the City the grant will not be used.

Bike Share Program

WATCH, Inc. (Water and Air Team Charlevoix) is a non profit organization dedicated to the protection of air and water resources in Charlevoix County. They are in the process of putting together a Bike Share Program in which they will initially provide six bikes to each city in Charlevoix County (Boyne City, East Jordan and Charlevoix). These bikes will be available for anyone in the City to use at no cost. Helmets, locks and bike racks will also be provided. The City will be responsible for retaining liability insurance on the bikes, providing storage for the bikes and maintenance of the check in/ check out process.

Membership of Boards and Commissions

In January of 2013 Jon McCann resigned his position on the Planning Commission and Aaron Place was appointed to complete the remainder of his term. In October Planning Commissioner Gretchen Crum passed away and in January 2014 Jason Biskner was appointed to serve the remainder of her term. Planning Commissioners

Department Staffing

On June 27, 2013 assistant planner Leslie Meyers resigned her position. The City received 16 applications for the position and in July with our township partners interviewed 4 candidates. Annie Doyle was hired she started work in August.

Training

Planning Staff attended Redevelopment Ready Community training Modules 1-3 covering RRC Best Practices on Community Plans and Public Outreach, Zoning Policy and Regulations and Development Plan Review Processes.

The Michigan Association of Planning annual planning conference held in Kalamazoo was attended by the Planning Director.

Representatives The Lake Charlevoix Association (LCA) will be giving a presentation that highlights the benefits of the Lake and they will also be reviewing some of the projects that they are involved with.

Township Partners

The City continues its contractual relationship with Evangeline and Wilson Townships to provide planning and zoning services. This relationship has not only proven to be economically efficient but also has the added benefit increasing communication and cooperation between the municipalities. While each unit of government maintains its autonomy with its own zoning ordinances and master plans, the working relationship between them helps the municipalities mesh their land use goals. It is expected that Boyne City will continue to provide planning and zoning services to the townships in 2014

2013 Zoning Permits

Accessory Buildings	7
Residential Additions	16
Amended Site Plan	4
Commercial Addition	4
New Commercial	0
New Dwellings	7
Total	38

Permit Fees Collected: \$2,550

Total Project Value: \$5,202,777

Lot Divisions

In 2013 three lot divisions/reconfigurations were approved by the planning department. It should be noted that with the amendment of the land division ordinance these application were processed within 7 days as opposed to the 45-60 days that was required under the previous ordinance. The following lot divisions were approved:

The owners of the 1 Water Street parcel split the parcel tract into three parcels as provided by a survey produced by Mansfield and Associates dated September 4, 2013. The proposed division is in conformance with all applicable lot area and coverage requirements for a property located in the CBD district and all necessary utility easements were also provided.

The Thorneta L Rowe Trust owner of parcels located at 1489 and 1491 Lakeshore Dr. adjusted the common lot line between the parcels to eliminate setback encroachments for existing garages that are on each parcel. No new parcels were created.

The property owner of a parcel located at 600 Call St split the property into two parcels as shown on a survey produced by Ferguson and Chamberlain dated January 30, 2013. The property is located in the TRD district and as the application met all criteria of the Lot Reconfigurations or Adjustments Ordinance and proposed division is in conformance with all applicable setback requirements the lot division as proposed is approved.

Enforcement

On September 17, 2012 the Planning Commission held a public hearing and made a finding that Kirtland Products was not in compliance with the approved conditional use permit. While the planning commission did make a finding a noncompliance, it did not make the finding a final decision and did not formally terminate the permit. The Planning Commission continued to work with Kirtland Products over the next several months in an attempt to find resolution to the issues; however, ultimately a suitable solution was not provided by Kirtland Products and the Planning Commission finalized the September finding of noncompliance. Following this determination Kirtland Products appealed the decision to the Charlevoix County Circuit Court. Oral arguments on the appeal were heard in July and in August the Court rendered its decision. The Court found that even though Kirtland Products had made misrepresentations to the planning commission in obtaining approval of the conditional use because the planning commission did not adopt adequate conditions with the approval the Commission could not rescind the conditional use approval.

Enforcement Activity Jan-Dec 2013

Complaints Received	56
Site Inspections	170
Enforcement Letters Sent	99
Phone Contacts	74
In Person Contacts	22

Dilapidated Structure	1
Junk Cars	18
Junk/Trash	27
Miscellaneous	4
Permit Violation	1
Signs	4
Weeds	47
Yard Sale Signs	32
Total	134

2014 Community Wide Goal Setting

Input from January 9, 2014

	Goal	Suggested Action Items and/or ?'s
1	Attract & Retain family supporting jobs	<ul style="list-style-type: none"> • Continue to work on this • Recruit to fill storefronts downtown • Continue to develop Boyne Appétit • Canvas for potential companies • Promote job counseling • Encourage local internships with business • Encourage educational scholarships from businesses (internships) • Create opportunities for potential business owners/manufacturers to come to the table/problem solve and increase skills & knowledge for their business
2	Promote a high quality, balanced & sustainable community	<ul style="list-style-type: none"> • <i>What does this mean? (2)</i> • <i>What are health statistics for the area?</i> • <i>What are some general community statics; such as housing, poverty, etc.?</i> • Promote school, housing, activities to potential residents & businesses • Help facilitate business to keep 20 – 30 year olds in town (nightlife) • Create youth programs • Encourage a more walkable community and connect neighborhoods to downtown • Provide additional seating areas on walking routes. • Continue to develop a farmers market facility (2) • Continue to develop a food economy • Allow alcohol downtown • Develop zoning regulations for “Dark Sky” • Lighten environmental footprint - reduce fuel / increase renewable energy, reduce waste and reduce run-off (3)
3	Encourage Redevelopment / Re-use of sites / structures in town	<ul style="list-style-type: none"> • Secure / purchase /Develop Develon site (6) • Clean up / plant grass @ Develon site (2) • Lake St. redevelopment (2) • Focus on sq block (Lake, Park, Ray to Main) • Encourage re-development of old Carters • Address Blight (find grants) downtown & residential (2) • Redevelop pavilion in Vets Park (2) • Move little league field • Paint doors / polish handles at theater (2) • Motorhome parking / campsites

2014 Community Wide Goal Setting

Input from January 9, 2014

4	Improve / Expand City Marina	<ul style="list-style-type: none"> • No Expansion • Support Improvements • Improve electrical • Support Expansion (6) <ul style="list-style-type: none"> • Expand – make priority, fund out of general funds • Do Phase 1 expansion • Expand/improve shoppers docking (2) • Educate about economic impacts downtown (2) • Conduct an economic impact study • Take proposed plans to the next level • Add more parking • Seek grants to support project (2) <ul style="list-style-type: none"> • Follow through with grants/programs already in place • Improve lakefront for all users & allow vendors • Docks for commercial vendors (2) • Improve/expand boat launches
5	EMS Sustainability	<ul style="list-style-type: none"> • <i>Is there an authority?</i> • <i>Where is EMS involvement with support to current emergency services?</i> • Emergency Generator at a gas station so gas is available to emergency vehicles during power outages • Save money by not renting space
6	Encourage / Develop a Broadband and Wireless Network system	<ul style="list-style-type: none"> • A must!!! • Expand through downtown and Peninsula Beach • Hot spots in all Parks (2) • HotSpot/WiFi signs / promote and market it (i.e. Veterans Park) (2) • Create a local broadband utility • Develop City or Main Street sponsored WiFi throughout the downtown • Take advantage of the Fiber Cable that now runs through Boyne City
7	Maintain Streets & Infrastructure (Improvement/Maintenance programs)	<ul style="list-style-type: none"> • Pave Court Street (2) • Plan to pave all city streets (2) • Pave alleys in Central Business District • Plan for expanding water/sewer infrastructure throughout town • Develop comprehensive bicycling infrastructure as part of complete streets • Keep sidewalks clean for all walkers in the winter (2) • Do better job keeping sidewalks clear of snow on North & South Lake St. for walkers (2)

2014 Community Wide Goal Setting

Input from January 9, 2014

8	Review Property Assessments	<ul style="list-style-type: none"> • Keep assessments in line w/ values & SEVs
9	Increase Technology Training thru Partnerships	<ul style="list-style-type: none"> • Create mentorship programs • More focus on adults • Make programs free (or affordable) • Accessibility to equipment
10	Improve City Parks	<ul style="list-style-type: none"> • Add more trees / shrubs (4) • Add bike racks to parks (2) • Add more / better benches & tables (2) • Hire a full-time Parks & Recreation Director (2) • Develop Devlon property as a City park • Recreational Camping • Apply for more recreation grants to implement projects • Relocate little league ball field to Rotary Park or another suitable location • Develop Riverside Park & Spring St. access / parking • Improve Sunset Park (4) <ul style="list-style-type: none"> • Benches, walkways, water fountain, plants, shrubs & signage • Avalanche <ul style="list-style-type: none"> • Redesign/reconstruct bike trails • Create a toboggan run • Review master plan and begin implementation (2) • Peninsula Beach <ul style="list-style-type: none"> • Dredge wood at beach • Make acceptable swim beach • Build pavilion(s) • Veterans' Park <ul style="list-style-type: none"> • Improve pavilion • Relocate pavilion (4) • Follow through with funding & construction of pavilion (3)
11	Improve Boyne Ave. Entrance into community	<ul style="list-style-type: none"> • Change to include all corridors • Landscape - tree plantings, shrubs, flowers (6) • Enforce ordinances maintaining clean up • Slow traffic speeds on Boyne Ave at the curve before the Post Office • Clean up site lines – bury power lines • Improve area before the Dilworth - signage / plantings • Install uniform mailboxes • Remove as many State & County signs as possible

2014 Community Wide Goal Setting

Input from January 9, 2014

12	Curbside Recycling	<ul style="list-style-type: none"> • A must have / implement (4) • Not necessary • Explore options – costs, what works & doesn't in other communities (2) • Keep current process & add curbside
13	Improve City Complex	<ul style="list-style-type: none"> • Implement Phase 1 • Move DPW off waterfront- North Boyne (3) • Move City Hall off waterfront (2) • Millage to move City Hall • Do NOT move City Hall • Move EMS back to City complex • Move museum downtown to make room for expansion • Make City Hall a “green” building
14	Develop & Promote snowmobile and other trails to and through town	<ul style="list-style-type: none"> • Change title to “Develop recreational trails including bicycle, snowmobile, ski, walking, etc. • Include snowmobile into town with parking in “Trail Town” Master Plan • Cities & organizations should work together to maximize resources • Provide community bike rentals • Add more bike racks (2) • Financially support the bike trail • Trail to connect to the Hill Preserve • Develop trail heads thru town & provide maps
15	Become a more Pet Friendly community	<ul style="list-style-type: none"> • Build dog park (5) • Provide year round poop bags • Provide more year round waste containers • Use little league field for dog park • Encourage / educate responsible pet owners
16	New ways to welcome families / visitors	<ul style="list-style-type: none"> • Develop & market more recreational activities • Welcome Packet • Overall hospitality support network – civic, ministerial, other resources • Scavenger hunts for kids • Develop committee to introduce & give info • Establish City info channel network
17	Community Crisis Support Network	<ul style="list-style-type: none"> • Establish a public defenders' office • Community / volunteer training (2) • Resources - Food Pantry (3), free clinic, Deacons' fund, community Christmas, suicide hotline • Youth counseling

2014 Community Wide Goal Setting

Input from January 9, 2014

	<i>cont'd - Community Crisis Support Network</i>	<ul style="list-style-type: none"> • Victims support / care unit • Name category Human Services
18	Pedestrian Friendly / Walkable Downtown	<ul style="list-style-type: none"> • More crosswalk signs (East & Water St) • Crosswalk row enforcement • Work on walkable community ideas • Slow traffic on Water St near Dilworth & Post Office – digital speed sign • More signage so people know they are entering the downtown to slow speeds
19	Affordable Housing	<ul style="list-style-type: none"> • Encourage more affordable apartments • Encourage/create affordable single family homes (4) • Finance/credit counseling so people qualify for financing to purchase the affordable homes that are out there
20	Create more activities / opportunities for kids	<ul style="list-style-type: none"> • Create skate / bmx park (2) • Improve Peninsula Beach • Develop Riverside Parks as a kids park • More activities / recreation for youth and young adults (2) <ul style="list-style-type: none"> • Stroll the Streets youth • 3 on 3 B.Ball • Support community center • Expand library programs • Create position for parks / recreation program director

2014 Community Wide Goal Setting

Input from January 9, 2014 mtg.

	Goal	Ranking critically important scale 1(low) - 5(high) Range from 2.7 to 4.82	
1	Attract & Retain family supporting jobs	1/2	4.82
19	Affordable Housing	1/2	4.82
10	Improve City Parks	3	4.77
2	Promote a high quality, balanced & sustainable community	4	4.62
3	Encourage Redevelopment / Re-use of sites / structures in town	5	4.58
5	EMS Sustainability	6	4.40
11	Improve Boyne Ave. Entrance into community	7	4.38
13	Improve City Complex	8	4.36
20	Create more activities / opportunities for kids	9	4.35
7	Maintain Streets & Infrastructure (Improvement/Maintenance programs)	10/11	4.30
4	Improve / Expand City Marina	10/11	4.30
18	Pedestrian Friendly / Walkable Downtown	12	4.18
14	Develop & Promote snowmobile and other trails to and through town	13	4.13
9	Increase Technology Training thru Partnerships	14	4.0
6	Encourage / Develop a Broadband and Wireless Network system	15	3.74
16	New ways to welcome families / visitors	16	3.70
12	Curbside Recycling	17	3.20
17	Community Crisis Support Network	18	2.85
15	Become a more Pet Friendly community	19	2.79
8	Review Property Assessments	20	2.70