

<b>Meeting of May 22, 2017</b>	Record of the proceedings of the Boyne City Planning Commission rescheduled, regular meeting held at Boyne City Hall, 364 North Lake Street, on Monday May 22, 2017 at 5:00 pm.
<b>Call to Order</b>	Vice Chair Frasz called the meeting to order at 5:01 p.m.
<b>Roll Call</b>	Present: Ken Allen, George Ellwanger, Chris Frasz, Tom Neidhamer, Aaron Place and Joe St. Dennis Absent: Jason Biskner and James Kozlowski Vacancy: One
<b>Meeting Attendance</b>	City Officials/Staff: Planning and Zoning Administrator Scott McPherson, City Clerk / Treasurer Cindy Grice Public Present: 4
<b>Excuse Biskner **Motion</b>	<b>2017-05-22-07</b> <b>St. Dennis moved, Neidhamer seconded, PASSED UNANIMOUSLY</b> , a motion to approve to excuse Jason Biskner from attending today's meeting.
<b>Consent Agenda **Motion</b>	<b>2017-05-22-08</b> <b>St. Dennis moved, Neidhamer seconded, PASSED UNANIMOUSLY</b> , a motion to approve the consent agenda; approval of the Planning Commission minutes from March 20, 2017
	<b>2017-05-22-09</b> Roll Call: Aye: Allen, Ellwanger, Frasz, Neidhamer, Place and St. Dennis Nay: None Absent: Biskner and Kozlowski Vacancy: One <i>Motion Carries</i>
<b>Citizen comments on Non-Agenda Items</b>	None
<b>Reports of Officers, Boards and Standing Committees</b>	None
<b>Unfinished Business</b>	Jerry Douglas, Lynn Murray and Jeffery Ross applied to become a member of the Planning Commission. Scott McPherson stated at this time that both Mr. Ross and Mr. Murray are still interested in this position. Joe St. Dennis inquired if there was a conflict of interest with Mr. Murray already being on the Zoning Board of Appeals and was informed no per State Statute and that the State actually likes to see these boards cross populated.
<b>**Motion</b>	<b>Ellwanger moved, Neidhamer seconded, PASSED UNANIMOUSLY</b> , a motion to approve to recommend to the City Commission to appoint Jeffery Ross to the Planning Commission with a term expiring May 31, 2020.
	<b>2017-05-22-09</b> Roll Call:

Aye: Allen, Ellwanger, Frasz, Neidhamer, Place and St. Dennis  
Nay: None  
Absent: Biskner and Kozlowski  
Vacancy: One  
*Motion Carries*

## **Development Plan Amendment Request for Boyne City Preschool**

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Scott McPherson discussed the application received for the Boyne City Preschool located at 1030 Roosevelt Street for a 56' x 26' addition to their existing structure for additional classroom space, kitchen, office space and entry. The property is located in the Traditional Residential District and the existing proposed use is a principle permitted use in the district. The proposed addition would be located on the north side of the building. The proposed addition is located within the setback.

The original approved plan provided for a 7 space parking area located in front of the building with a one way circular drive entering on the west and exiting on the east. The current parking and entrance to the site consist of a gravel area north of the existing building to the road with no defined entrance drive. While the proposed plan meeting zoning ordinance requirements for building size, setbacks and lot coverage, the proposal would eliminate a large portion of the parking area identified on the original approved plan. The proposed plan shows no proposed parking on the site. Section 24.10 Parking, Loading and Access Requirement stipulates minimum parking for Nursery Schools, Day Nurseries, or Child Day Care Center of 2 spaces for each employee plus 1 space for each 8 children of licensed approved capacity. The number of employees and the licenses authorized capacity have not been provided with the application.

The proposed request would be an amendment to an approved development plan. Our ordinance provisions for requesting and approving amendments to an approved development plan. If the Planning Commission determines that the proposed amendment does not significantly alter the intent of the approved plan, and is in conformance with the Ordinance standards, the requested amendment may be approved through the mutual agreement of the landowner and the Planning Commission. The plan as presented cannot be approved, as it is not in conformance with Ordinance parking standards as the proposal would eliminate to zero all the previously approved onsite parking. Section 19.70 of the ordinance does provide a process for reviewing plans that are not in conformance with ordinance criteria.

Scott added there is a concern with the existing gravel and lack of formal entrance and exit of the driveway. There needs to be some kind of treatment.

After discussion with the applicant, their architect will work on parking plans.

## **Election of officers \*\*Motion**

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**Place moved, Ellwanger seconded, PASSED UNANIMOUSLY**, to appoint Chris Frasz as Chair of the Planning Commission

**2017-05-22-10**

Roll Call:

Aye: Allen, Ellwanger, Frasz, Neidhamer, Place and St. Dennis

Nay: None

Absent: Biskner and Kozlowski

Vacancy: One

*Motion Carries*

**\*\*Motion**

**Neidhamer moved, St. Dennis seconded, PASSED UNANIMOUSLY,** to appoint Aaron Place as Vice-Chair of the Planning Commission

**2017-05-22-11**

Roll Call:

Aye: Allen, Ellwanger, Frasz, Neidhamer, Place and St. Dennis

Nay: None

Absent: Biskner and Kozlowski

Vacancy: One

*Motion Carries*

**\*\*Motion**

**Place moved, St. Dennis seconded, PASSED UNANIMOUSLY,** to appoint George Ellwanger as Secretary of the Planning Commission

**2017-05-22-12**

Roll Call:

Aye: Allen, Ellwanger, Frasz, Neidhamer, Place and St. Dennis

Nay: None

Absent: Biskner and Kozlowski

Vacancy: One

*Motion Carries*

**Planning Commission  
By-Law review-  
Update**

Scott McPherson recommended to postpone this discussion until the next meeting when there will be a full board, along with the new member present. The board agreed.

**Board  
Reappointment  
Recommendation**

**Place moved, Ellwanger seconded, PASSED UNANIMOUSLY,** to recommend reappointment of Jason Biskner to the Planning Commission for a three year term expiring May 31, 2020.

**\*\*Motion**

**2017-05-22-13**

Roll Call:

Aye: Allen, Ellwanger, Frasz, Neidhamer, Place and St. Dennis

Nay: None

Absent: Biskner and Kozlowski

Vacancy: One

*Motion Carries*

**\*\*Motion**

**Allen moved, Place seconded, PASSED UNANIMOUSLY,** to recommend reappointment of Jim Kozlowski to the Planning Commission for a three year term expiring May 31, 2020.

**2017-05-22-14**

Roll Call:

Aye: Allen, Ellwanger, Frasz, Neidhamer, Place and St. Dennis

Nay: None

Absent: Biskner and Kozlowski

Vacancy: One

*Motion Carries*

**Staff Report**

Scott McPherson reported that the Joint meeting with Wilson Township was recently held. There was great discussion on the M75 corridor. Louie's Farm Fresh market and Sav-a-lot moving in will provide a good opportunity to do a focused corridor plan with MDOT, RRC included.

The City may want to start discussions on a property maintenance code.

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**Good of the Order**

None

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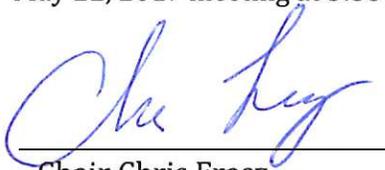
**Adjournment**

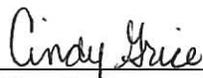
The next regular meeting of the Boyne City Planning Commission is scheduled for Monday, June 19, 2017 at 5:00 pm in the Honeywell Meeting Room.

**\*\*Motion**

**2017-05-22-15**

**Allen moved, St. Dennis seconded, PASSED UNANIMOUSLY** a motion to adjourn the May 22, 2017 meeting at 5:55 p.m.

  
Chair Chris Frasz

  
Recording Secretary Cindy Grice