

**AGENDA**  
**BOYNE CITY PLANNING COMMISSION**  
Monday, December 15, 2014 5:00 p.m.  
Boyne City Hall



Scan QR code or go to  
[www.cityofboynecity.com](http://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 October 20, 2014 Boyne City Planning  
Commission meetings.

4. Hearing Citizens Present (*Non-Agenda Items*)
5. Reports of Officers, Boards, Standing Committees
6. Unfinished Business
7. New Business
  - A. Proposed Temprel building addition pre-application meeting
  - B. Review proposed Drive Thru uses in Central Business District amendment language
  - C. Review public input and draft goals from MC Planning.
  - D. Adopt 2015 Calender
8. Staff Report
9. Good of the Order
10. Adjournment – Next Meeting January 20, 2015

*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*

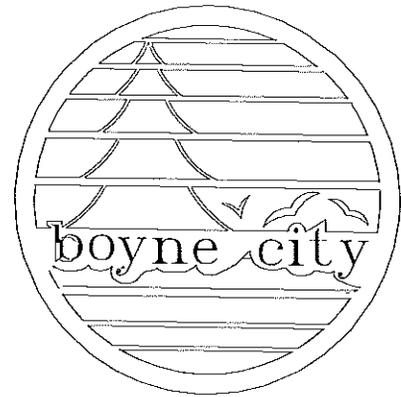
## CITY OF BOYNE CITY

**To:** Chair Jane MacKenzie and fellow Planning Commissioners

**From:** Scott McPherson, Planning Director

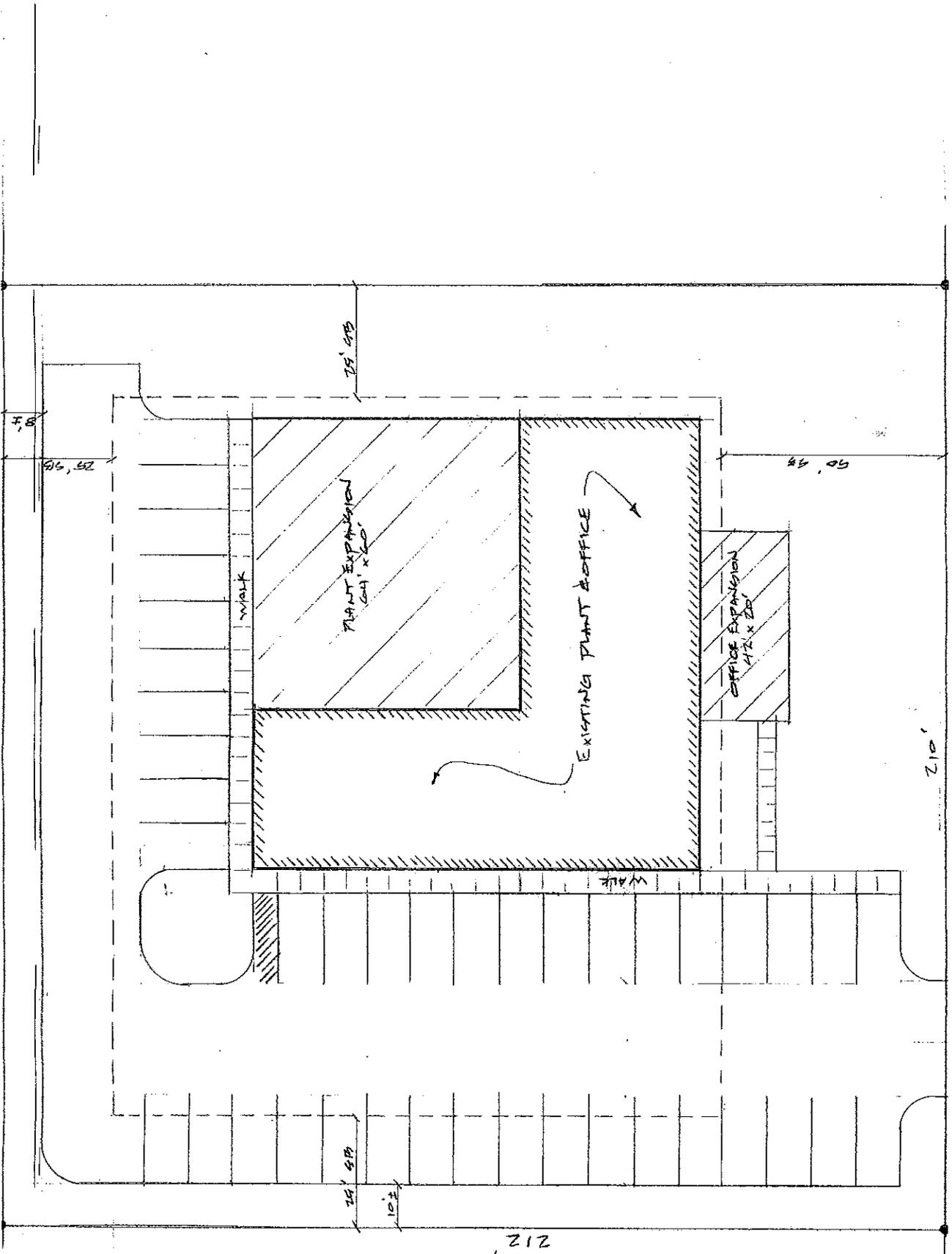
**Date:** December 15, 2014

**Subject:** Temprel Pre-application meeting



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Steve Habitz is the plant manager for Temprel Temperature Sensors located at 206 Industrial Air Industrial Park is proposing to renovate and expand their existing building. The existing structure is shown on the aerial below and is located in the Planned Industrial District. The proposed expansion would consist of a 60' x 64' plant addition on the back of the building and a 42' x 20' office addition on the front of the building. The office addition on the front of the building would encroach into the required 50' front yard setback approximately 15'. A sketch of the proposed expansion has been provided for your review. To further explore this proposal a pre-application meeting has been scheduled with the Planning Commission.



75' 0"

7,8

46' 00"

46' 00"

Walk

PLANT EXPANSION  
64' x 40'

EXISTING PLANT OFFICE

OFFICE EXPANSION  
12' x 20'

Walk

210'

75' 0"

10'±

212'

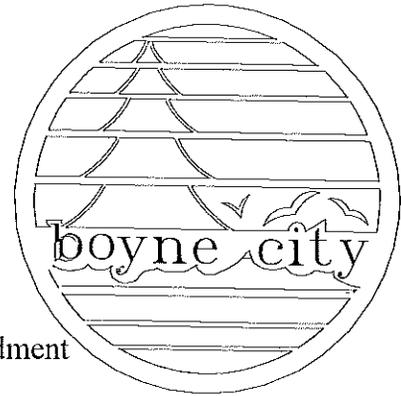
## CITY OF BOYNE CITY

**To:** Chair Jane MacKenzie and fellow Planning Commissioners

**From:** Scott McPherson, Planning Director

**Date:** December 15, 2014

**Subject:** Proposed CBD Drive Through Ordinance Amendment



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### Background

At the October 20, 2014 Planning Commission meeting the Commission held a public hearing for a proposed zoning ordinance text amendment that would permit drive through facilities for financial institutions as a conditional use. After review and discussion about the proposal and possible ordinance changes the planning commission recommends approval directed staff to develop amendment.

### Discussion

The proposed change to the zoning ordinance would add section 10.30(M) that contains standards for a drive through financial institution in the CBD district. The effect of the amendment would allow the planning commission to approve a drive through facility for financial institutions if the application meets the criteria stipulated for the use as per section 10.30(M)(1) and the requirements of 2.7 Conditional Uses are met. The proposed amendment would read as follows:

*M. Banks, savings and loans and credit unions with drive-thru lane meeting the following criteria*

- 1. Drive-Thru terminal, ingress, egress and queuing areas must be completely enclosed within the first story of a multi story structure.*

The primary purpose for the proposal was to facilitate the redevelopment proposal Glen Catt to the Planning Commission at the September meeting. As the Commission may recall the proposal was for a multi story structure with a bank drive through terminal enclosed on the first story. After the public hearing on the propose amendment it occurred to staff that while the complex will be a multi story structure, a portion of the development will remain as one story. The existing bus garage, which will house a portion of the drive through, must remain a single story structure in order to qualify for historic renovation tax credits. While staff believes the proposed amendment as written does allow for this configuration, the amendment is being brought back to the Planning Commission to make sure that the language is consistent with expectations.

### Recommendation

Determine if draft Zoning Ordinance Amendment to Section 10.30(M) should be changed or submitted to City Commission for first reading as previously recommended.

# *M. C. Planning & Design*

Community Planning Site Planning Landscape Architecture

## **Memo**

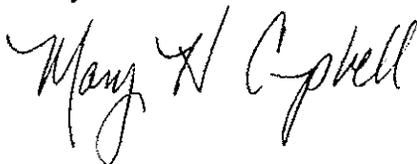
**To:** Boyne City Planning Commission  
**From:** Mary H. Campbell, ASLA, AICP  
**CC:** Scott McPherson, Planning Director  
**Date:** 12/10/2014  
**Re:** Master Plan- Public Input and Summary document for discussion

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Attached are two documents for your review in preparation for discussion at the upcoming Planning Commission meeting. One is the input received at the Public Input session of Oct 23, 2014, and the second is a condensed goals and objectives document for preliminary discussion. The goals and objectives document was prepared based on recent the public input, in combination with the previously gathered and compiled information, as well as the input recent Team Boyne efforts (also included in the meeting packet). Much of the input, in my opinion, support an overall goal that *"Boyne City is where people want to live, work and PLAY!"*, thus I have organized the condensed goals and objectives document to capture the essence of the input received thus far. Please note this document is DRAFT, and I welcome your feedback.

In addition to discussing the attached documents, I plan to discuss some concepts for engaging some the identified portions of the population who have either not yet been involved or have had very limited representation, including but not limited to young professionals, young parents, high school students, and seasonal residents.

I look forward to our discussion at the Planning Commission meeting.  
Thank you.



General Community Goal:

**Promote a friendly, high quality, balanced and sustainable community.**

1. Attract and Retain family supporting jobs (Goal 1 from Jan 9, 2014)
2. Promote a high quality, balanced & sustainable community (Goal 2 from Jan 9, 2014)
3. Increase Technology (Goal 17 from Jan 9, 2014)
4. Encourage redevelopment/re-use of sites/structures in town (Goal 3 from Jan 9, 2014)
5. Maintain streets/infrastructure (Goal 7 from Jan 9, 2014)
6. Create more stuff for kids (Goal 20 from Jan 9, 2014)
7. Affordable housing (Goal 19 from Jan 9, 2014)
8. Improve city parks (Goal 10 from Jan 9, 2014)
9. Improve entrances into city (Goal 11 from Jan 9, 2014)
10. Walkable downtown – pedestrian friendly (Goal 18 from Jan 9, 2014)
11. All fit general goals.
12. Embrace the arts.
13. Fill vacant storefronts in downtown
14. Encourage more mixed used housing (affordable) in downtown.
15. Expand Chamber of Commerce and hours to provide more services for visitors (building size additions)
16. Outdoor stage area for concerts, etc.
17. Enhance and protect natural resources (primarily lake, river view corridor)
18. Public improvements should be designed to meet the needs of current residents as well as encourage new residents.
19. Recycling containers in strategic places around town.
20. Year round/permanent facility for the farmers market.
21. Combine this goal with community image goals.

## Community Image Goals

**Create and maintain a community where people want to live, work and play!**

1. Trail Town
2. Continue Tree City USA
3. Collaborate with adjacent communities to protect lake and enhance entrances
4. Continue branding Live-Work-Play.
5. Encourage family activities.
6. Plant flowers and trees to enhance entry ways into Boyne and current parks.
7. Shuttle system for special events and summer for transportation.
8. Support Arts
9. Enhance parks/public spaces.
10. Develop river walk.
11. Improve water access.
12. More restaurants and sustain business.
13. Encourage more retail downtown.
14. Recruit artists/specialty stores or business/expand variety
15. Encourage new events/activities including winter
16. Continue to innovate and search for new opportunities for living, working and playing.
17. Create a warm and welcoming environment for new citizens in some formalized way.
18. Encourage those that can work anywhere to live in Boyne
19. Flexible housing options (affordability and flexible space)
20. Create and continue an entrepreneurial community.

### Economic Development Goal

**Promote responsible growth with a diversified economy, to provide family supporting jobs while protecting the natural environment and preserving the small town appeal.**

1. Encourage high density in downtown.
2. Mixed use development downtown and encourage more living space.
3. Identify and encourage re-use of vacant buildings – specifically the South M-75 entrance corridors.
4. Work more intensively and cooperatively with adjacent townships on joint plans/ordinances.
5. Joint corridor plan with adjacent townships main corridor entrances.
6. Better connectivity with the city and the industrial park.
7. Implement Trail Town Plan.
8. Adult education/training.
9. Obtain Redevelopment Ready Community Certification.
10. Business incubator.
11. Develop new entrepreneurs to transition into closing businesses.
12. Business recruitment to fill unmet needs.
13. Find a new place for local art gallery – library annex?
14. Maintain high quality school system.
15. Encourage snowmobile trail.
16. Linear river access/trail.
17. Expand Business Park.
18. Public transportation on weekends/evenings.
19. Encourage stronger ties with Boyne Mountain & Blue Green.
20. Hotels/Motel
21. Increase density along north Lake Street from River to Family Fare – encouraging multistory mixed-use, living space.

## Housing Goal

**Provide suitable and affordable housing opportunities for the varied economic and lifestyle choices.**

1. Support additional affordable housing – apartment/homes
2. Support additional low income housing
3. Forecast and amend demand out 5/10 years.
4. Plan for baby boomer aging and needing different housing (townhouses, close to town, in-law housing)
5. Middle price range homes for middle income working families and retirees.
6. Supporting development of affordable housing on the Division Corridor.
7. Encouraging affordable housing and mixed use development in downtown.
8. Build in flexibility in Master Plan, taking into account changing demographics.
9. Review Zoning Ordinance and update to meet current trends and needs.
10. Convert underutilized properties for affordable housing.
11. Affordable housing/conveniently located for seniors 80 years and over (25% of population will in 2050)

## Infrastructure and Public Services Goal

**Maintain and improve the City services, programs and facilities consistent with the community needs.**

1. Consider plug-ins for hybrids.
2. Design infrastructure to better serve our winter season activities – heated sidewalks, shelters and facilities to more comfortably enjoy season activities.
3. Improve and expand emergency services.
4. Update City Hall Facilities.
5. City wide trash/recycling service.
6. Continue to focus stormwater treatment systems.
7. Continue rubbish pick-up.
8. Develop complete streets.
9. New pavilion at Veterans Park.
10. Improve public bathrooms.
11. Beautify public parks.
12. Add more benches and seating areas throughout the community to promote a more friendly and walk able community.
13. More pavilions and Peninsula Beach/ furnish sunset park.
14. Improve/expand city marina.
15. Water bottle refill stations.
16. Develop lakefront trail.
17. Extend sidewalks and link to trail system.
18. Free bikes/bike station rental.
19. Bicycle lanes.

## Recreation Goal

**Provide, maintain and improve recreation resources and facilities for access and enjoyment by all.**

1. Splash pad
2. Proper Avalanche facilities – year round building (nature center)
3. Address dying trees at Avalanche along trail
4. Improve/expand marina
5. Improve health of Peninsula Park
  - Beach
  - Playground equipment
6. More winter activities/facilities
7. Functional downtown skating rink
8. Skate park
9. Access to river via trails
10. Encourage and develop buildings that are ‘river facing’ as well as street facing.
11. Refillable water stations at trailheads or appropriate locations
12. Incorporate trail town recommendations into plan.
13. Fix erosion problem at Tannery Park.
14. Better mapping/signage for Avalanche.
15. Upgrade all trail systems at Avalanche.
16. Improve/develop Riverside Park.
17. Veterans Park boardwalk cantilever over rocks
18. Kayak storage rack in central location
19. Continue to obtain waterfront parcels for public use.
20. Improve beach areas in Veterans and Peninsula Parks.
21. Improve and expand marina
22. Create Little League Complex at Rotary Park in order to open up waterfront.
23. More public art in park and downtown.
24. Add beach area in Veterans Park.

# Boyne City IS

## Where people want to live, work and PLAY!

*Where Life Meets Lake--A small town with hometown appeal*

### Supporting Objectives:

- Promote a friendly and sustainable community, where people care and are involved.
- Continue to foster the cooperative synergy between the City, the Chamber and Main Street to promote and support Business in Boyne, as demonstrated through the efforts of Team Boyne and the Redevelopment Ready Community designation.
  - Attract and retain family supporting jobs
  - Work to redevelop/reuse sites and structures in town
  - Create an environment which attracts and retains young talent
  - Encourage an entrepreneurial community.
  - Provide regulatory flexibility to encourage exploration of innovative business concepts.
  - Continue Stroll the Streets and other events to encourage people to meander in the downtown
  - Continue to celebrate and embrace the arts.
- Continue open communication and collaboration with schools
  - Promote greater student involvement planning efforts to provide a youth perspective
  - Continue to work with schools on Safe Routes to Schools and integrate into the Trail Town efforts
- Celebrate, enhance and promote Boyne City's outdoor recreational opportunities including as a waterfront Trail Town
  - Establish, expand and maintain the Boyne trail network, both within Boyne City and connections to regional trail systems, including water trails.
  - Provide (and regularly update) maps of the existing and future trails to connect people to recreation opportunities, schools, downtown and points of interest—and make available for use on smart phones.
  - Consider a Complete Streets approach for all street improvement projects

- Coordinate maintenance activities to promote year-round use of recreation facilities and trails
- Encourage/Develop/Expand broadband and wireless services available throughout the City.
- Continue to maintain and improve Boyne City streets, infrastructure and services to meet the community needs.

## Boyne City has Housing opportunities for ALL!

### Supporting Objectives:

- Recognize the changing demographics, and explore options to address the shifting housing demands, such as close to town dwellings, accessory dwelling units, townhouses, apartments, etc.
- Review the types of housing available to identify any gaps, such as middle price range homes for middle income working families and retirees.
- Encourage affordable and workforce housing in mixed use developments downtown.
- Identify affordable housing obstacles and work to address-- such as explore the conversion of underutilized properties to affordable housing.
- Encourage housing which includes accessibility features for all, to facilitate aging in place .

## Boyne City works cooperatively with neighbor communities

### Supporting Objectives:

- Strengthen working relationships with neighboring communities to enhance the entrances to Boyne City.
- Collaborate with adjacent Lakefront Townships and interested groups to protect Lake Charlevoix
- Pursue a cooperative corridor plans with adjacent Townships, on main corridors, such as M-75 South.
- Work to strengthen connections with Boyne Mountain and Blue Green.

## TEAM BOYNE

**Why the visit:** Twenty members of Team Boyne reached out to roughly 60 business owners to learn about their business and gauge their opinion and perspective on doing business in Boyne City. This recap includes site visits with 20 businesses.

**Our Purpose:** Create an environment to foster and nurture the entrepreneurial spirit of Boyne City.

**Our Vision:** To have a community that accepts, assists and celebrates the businesses we have and build a sustainable local economy.

During these visits we hoped to:

- Gain insight into the business and identify issues that if addressed could enable the business to do better.
- Build positive relationships and show that the community leaders care
- Gain insight on community-specific development issues that might inform infrastructure needs for the community.

### What makes your business successful?

Word of mouth, quality service, stubbornness

Company culture

Great service to our clients.

Owners and Employees

Welcoming environment, good employees

Longevity

Affordable rent, word of mouth referrals

People – employees and customers. They employ up to 30 people and in July when they harvest, they have upwards of 500 customers per day - from all 50 states, Europe and Japan. Treat all customers like your favorite cousin.

The community of Boyne. The town has changed for the positive since business opening. Normally a town this size couldn't support a business like this but the mix of people and active community of bicyclists make it successful.

Longevity

Niche in high end second homes

Owner - worked hard for 17 years to make it successful.

100% referral based business

The 14 years I've worked building relations as a bicycle mechanic and creating a destination business for cyclists from nearby and far away.

Staff, being unique, owner operated

Focus on customer service, requires a continuous focus/responding quickly to events that effect their business

Customer centric philosophy

a\$3.5 million investment in the store

Substantial tourism in Boyne City.

### Describe Boyne City as a place to do business?

Likes Boyne City and all the good things that take place here

Excellent business environment

Loves the energy Boyne portrays – different than any other town he has been involved in – commutes from TC but wants to get a second home here

Proactive friendly and helpful  
Helpful and supportive community – especially during their expansion project  
Enjoys the weekly newsletter  
Relocation on Boyne Ave from Advance has been very productive - increased traffic flow and business  
Boyne city is very friendly community  
What is Boyne? Wonders if the city has a good idea of what they want to be  
Business friendly  
Good relationship with the city – especially over the last 15 years  
Friendly, but many local business owners are “narrow thinkers.” They should not reject the idea of having food truck businesses downtown.  
Great place to do business, Loves Boyne City!  
Pro-active. The number 1 reason they chose Boyne was the ‘courting’ that was done by the city and community.  
The city is within an hour of a major airport, all utilities were in place, skilled labor pool within commuting distance  
They are in love with doing business in BC. Charlevoix is having real problems, Petoskey has great tourist appeal but no climate of cooperation of business and the city administration that exists in BC. Petoskey businesses don’t get the necessary support from the local government and other community organizations.

#### Business Specific Challenges

Extreme seasonal fluctuation  
Location in town – near the end and city events don’t come down that far so not a lot of foot traffic  
Finding and keeping good staff  
Finding skilled labor – many left during the recession and didn’t return  
Being a one man shop does not allow me stay open more hours  
Parking  
Lack of internet and good cellular service in this location  
Location is right in the middle of Petoskey Boyne and Charlevoix so difficult to identify with any one community – all very different.  
Employees – it’s getting harder  
Internet sales  
Marketing – harder to reach clients as there are so many channels and avenues to market – it gets diluted.  
Non-homestead property tax rates inhibit sales of second homes  
Handling business as a sole owner/employee  
Health care – not finding the perfect solution with the new affordable care act. Their employees are higher compensated so premiums are higher under new system  
Finding quality labor and skilled CNC workers  
Weather and economy  
Difficulty finding good, qualified people to work for us. Retention and recruitment is a problem here.  
Making it through the winter

#### Comments on Festivals and Street Closures

Really likes the entertainment brought in  
Very pro festivals  
All businesses should be open during these events

Great – always something to do

I think they're all good

Troubled by the Boyne Thunder event and the fact that it conflicts with the environment. Does Boyne City want to be known for this in the future in spite of the fact that it raises a lot of money?

Too many events - used the analogy that it's not middle school anymore and you don't need a party every Friday night.

Great activity with all events. Look at how some of the activities are spread out over the town. A recent example is the Harvest Festival. All the activity was concentrated in the two main blocks of Water St. with nothing extended to the waterfront.

Community having events that tax her staff and done during odd hours. Would like a voice in decisions on how events should work.

Likes all of the festivals

Have a very positive impact on the town – not so much direct impact to this business  
Events down town everyone wants to close the Park St/Water St intersection. This has an immediate and significant negative impact on business. Particularly disconcerting considering the sensitivity about not closing the intersection near the Marathon gas station whose owner is not even a Chamber member.

There is a great balance of events downtown and they generally have a positive impact on business as long as the city does not close main intersections

I think ALL of the streets should be closed during festivals, not just Water Street. There should be greater emphasis placed helping merchants who are not located on Water Street.

I think the number of events is perfect. No more, no less.

Although not a downtown business, they consistently see a significant increase in business before and after Stroll the Streets, during event weekends such as Boyne Thunder, the Mushroom Festival and the 4th of July weekend. Boyne Thunder is an especially significant weekend for their business.

They felt that there is a very good balance of events in BC. We have enough events and the focus should be on maintaining the quality and success of the existing events.

All are good. More activity is great

The NCMC Mobile Lab should be downtown and visible during events. The more exposure the better for training and getting qualified workers

#### Events to be added

Beer and Wine Festival

Film Festival

Boyne City is in a good position to leverage the outdoor recreation aspect – mountain biking, hiking in trying to attract a younger population

Add a "French Market" crafts only fair - maybe as special section of the farmers market.

Adding a food and wine festival with locally grown products

IMBA Great Lakes Regional Summit

Fall Festival earlier for better weather

More activity on Lake Street

#### Events to be dropped

Winter Festival needs help

Sidewalk sales don't work well here

### Types of businesses Boyne City needs

The city needs more mid-quality/priced hotel space

More marinas would be a good business opportunity

Outdoor outfitter – small REI type but not a chain

Place to buy real clothing

Micro brewery

Don't need any more banks or professionals taking up downtown space

Food Trucks – the city is too concerned about protecting the existing restaurants and that's not their job. Their job is to worry about the community as a whole. Surrounding communities have them and they have proven to bring a good vibe

Food trucks. I believe food trucks will encourage and draw young entrepreneurs to the community and eventually some will become brick and mortar restaurants. They might also attract younger people to the local events.

A movie theatre

More retail stores. Shoe store and a store focused on sporty casual clothes.

Retailers need to understand that more competition is better. If retailers try to be too competitive everyone loses.

There should be more restaurants.

City should look for "forward thinking" entrepreneurs to keep the area vibrant and hip. Embrace the younger generation style and trends, including food trucks. This is one of those cutting edge areas that the city should look at carefully. If a restaurant can rent a building why can't it rent/own a food truck? It is important for the city to embrace cultural and agricultural trends.

More upscale shopping and boutiques

A good affordable hotel. Something with 50-60 rooms priced at \$90 - \$150.00/night. Not a Holiday Inn Express type of hotel, but something that fits into the Boyne City area.

A family friendly restaurant that is affordable.

Entrepreneurs will figure out what is missing and fill the needs of the community. We should be open to ideas and continue to offer help and support, help reduce any restrictions and help guide them through any regulations.

Where do people stay that want to come and enjoy the waterfront? They come to town to eat at Café Sante but there are few options for them to stay overnight.

Brew Pub

Retail that sells casual shoes

Good breakfast restaurant now that Water St has closed

Retail – toy store, men's store, shoe store

More winter related businesses – we need snowmobilers

Restaurants – family style

More manufacturing

Mid-priced hotel for business travelers – i.e. Hampton Inn. Does Boyne Mountain offer a competitive corporate rate discount?

### Boyne City's greatest asset

The people

The lake

Its leadership is very good right now, especially noted in the growth of the city manager over the past few years. The city now has a more "yes we can" outlook than ever before.

The people, city and main street program

The "walk ability" factor it offers. Easy and inviting to move around in  
Community feel – everyone works together to help others succeed  
Waterfront – develop more public use  
City offices should not be on waterfront  
The atmosphere  
The High School building trades program  
The fact that everything is within walking or biking distance is Boyne City's.  
Public art is great.  
Lakes, community enthusiasm, centrally located and easy to get to from many directions  
Lake Charlevoix  
Cooperative synergy between the City Government, Mainstreet and the Chamber. A  
few differences with the city but overall the city works very hard to accommodate  
businesses and work with the Chamber to enhance the business climate.  
Very enthused about the cooperation of the three units to create a positive business  
climate.  
Main Street/ Chamber/ City work so well together. People all get along well  
They would not have been able to make the remodeling changes without the help of  
Mainstreet.  
The proximity to Boyne Mt  
Camaraderie of the people in Boyne City  
Cooperation between the City, the Chamber of Commerce and Mainstreet.  
The energy and enthusiasm. Each town in our region is unique and wonderful. We  
should just relax and enjoy what we are and what we have. We should focus more  
energy on marketing the environment  
The harbor and waterfront are such assets.  
The art district has real potential.

#### Boyne City's greatest challenge

Vacant land along M-75 South needs to be utilized  
Attracting viable businesses  
Parking shortage  
Possible conversion of Carter site to something productive  
Boyne City is anti-snowmobile and missing opportunity here  
Need more dock space for overnight/weekend visitors  
Location – we are not on the way to anywhere so we need to work harder to get people  
here  
Affordable housing for employees  
Adequate parking, not only now but for future growth. In regard to parking, a big  
mistake this town could make would be to entertain the concept of parking meters.  
Lack of Public Restrooms  
Retaining and recruiting young and talented people to live and work here.  
Getting people to move here and stay loyal to their employer – especially in  
manufacturing environment where employees hop. Need to find the balance between  
training vs. production.  
Avoid sprawl – especially along the Boyne Falls corridor  
We are a small market  
The seasonality  
Maintain momentum and avoid the pitfalls of special interests  
City Commission needs to share the community vision – not push their own agenda

Tax rate is too high and that will deter potential new businesses.

Empty storefronts are tough. Property owners and building costs can be prohibitive, but fill every store with something so that it isn't vacant. With creativity, put empty building to use so it looks more vibrant. A sign in the door or window that says "What could this be?" to get people thinking.

Its diversity – in that it has Boyne Mountain, the lakefront, the State Park, industry. It's hard to meet the needs of all the businesses sometimes

Local business are satisfied with the status quo, they don't want to see change.

Continuing to find ways to draw younger people to town.

Finding new vendors for the farmer's market.

Fill the empty store fronts.

Finding stable employees

Refusal to bring parade routes down and through the SOHO district

Noise nuisance coming from trucks that are allowed to travel past the intersection of Lake St. and Main St. doomed the outdoor patio at the Thirsty Goat

The types of information published by the Chamber of Commerce in their E Newsletter that creates a negative image of the community...articles that have to do with things as self-defense classes, weapons, permits, etc.).

### Comments

We need to protect the open, lake space we still have as it is very valuable to the town.

Shouldn't be constructing a new city hall on lake front property – no reason for that to be on the waterfront – many business owners feel this way

Team Boyne needs to build a better commission, recruit prospects and identify residents that would be good candidates that will build the vision

Reach out to businesses that are not here that should be

Remodeling and opening the Dilworth is desperately needed. The Dilworth could definitely enhance the appeal of Boyne City as a destination vacation spot.

Chamber could do a better job of promoting businesses outside of the core downtown.

Business After Hours hosted with few people attending. The lateness of the Chamber News Letter relative to the event contributed to the poor turnout.

Chamber newsletter should come out earlier in the week.

Maintaining the current environment in Boyne City was an important factor in their increased business

Stay away from "decision by committee" as this doesn't work and you might end up with something that no one likes or that isn't realistic or usable.

Boyne may want to increase its association with Horton Bay and reach out to the businesses there

Need to develop city owned waterfront to expand tax base so non-homestead rate can go down

# Planning Commission

## 2015 Calendar

**January 2015**

| Su | Mo | Tu | We | Th | Fr | Sa |
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**February 2015**

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**March 2015**

| Su | Mo | Tu | We | Th | Fr | Sa |
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| 1  | 2  | 3  | 4  | 5  | 6  | 7  |
| 8  | 9  | 10 | 11 | 12 | 13 | 14 |
| 15 | 16 | 17 | 18 | 19 | 20 | 21 |
| 22 | 23 | 24 | 25 | 26 | 27 | 28 |
| 29 | 30 | 31 |    |    |    |    |

**April 2015**

| Su | Mo | Tu | We | Th | Fr | Sa |
|----|----|----|----|----|----|----|
|    |    |    | 1  | 2  | 3  | 4  |
| 5  | 6  | 7  | 8  | 9  | 10 | 11 |
| 12 | 13 | 14 | 15 | 16 | 17 | 18 |
| 19 | 20 | 21 | 22 | 23 | 24 | 25 |
| 26 | 27 | 28 | 29 | 30 |    |    |

**May 2015**

| Su | Mo | Tu | We | Th | Fr | Sa |
|----|----|----|----|----|----|----|
|    |    |    |    |    | 1  | 2  |
| 3  | 4  | 5  | 6  | 7  | 8  | 9  |
| 10 | 11 | 12 | 13 | 14 | 15 | 16 |
| 17 | 18 | 19 | 20 | 21 | 22 | 23 |
| 24 | 25 | 26 | 27 | 28 | 29 | 30 |
| 31 |    |    |    |    |    |    |

**June 2015**

| Su | Mo | Tu | We | Th | Fr | Sa |
|----|----|----|----|----|----|----|
|    | 1  | 2  | 3  | 4  | 5  | 6  |
| 7  | 8  | 9  | 10 | 11 | 12 | 13 |
| 14 | 15 | 16 | 17 | 18 | 19 | 20 |
| 21 | 22 | 23 | 24 | 25 | 26 | 27 |
| 28 | 29 | 30 |    |    |    |    |

**July 2015**

| Su | Mo | Tu | We | Th | Fr | Sa |
|----|----|----|----|----|----|----|
|    |    |    | 1  | 2  | 3  | 4  |
| 5  | 6  | 7  | 8  | 9  | 10 | 11 |
| 12 | 13 | 14 | 15 | 16 | 17 | 18 |
| 19 | 20 | 21 | 22 | 23 | 24 | 25 |
| 26 | 27 | 28 | 29 | 30 | 31 |    |

**August 2015**

| Su | Mo | Tu | We | Th | Fr | Sa |
|----|----|----|----|----|----|----|
|    |    |    |    |    |    | 1  |
| 2  | 3  | 4  | 5  | 6  | 7  | 8  |
| 9  | 10 | 11 | 12 | 13 | 14 | 15 |
| 16 | 17 | 18 | 19 | 20 | 21 | 22 |
| 23 | 24 | 25 | 26 | 27 | 28 | 29 |
| 30 | 31 |    |    |    |    |    |

**September 2015**

| Su | Mo | Tu | We | Th | Fr | Sa |
|----|----|----|----|----|----|----|
|    |    | 1  | 2  | 3  | 4  | 5  |
| 6  | 7  | 8  | 9  | 10 | 11 | 12 |
| 13 | 14 | 15 | 16 | 17 | 18 | 19 |
| 20 | 21 | 22 | 23 | 24 | 25 | 26 |
| 27 | 28 | 29 | 30 |    |    |    |

**October 2015**

| Su | Mo | Tu | We | Th | Fr | Sa |
|----|----|----|----|----|----|----|
|    |    |    |    | 1  | 2  | 3  |
| 4  | 5  | 6  | 7  | 8  | 9  | 10 |
| 11 | 12 | 13 | 14 | 15 | 16 | 17 |
| 18 | 19 | 20 | 21 | 22 | 23 | 24 |
| 25 | 26 | 27 | 28 | 29 | 30 | 31 |

**November 2015**

| Su | Mo | Tu | We | Th | Fr | Sa |
|----|----|----|----|----|----|----|
| 1  | 2  | 3  | 4  | 5  | 6  | 7  |
| 8  | 9  | 10 | 11 | 12 | 13 | 14 |
| 15 | 16 | 17 | 18 | 19 | 20 | 21 |
| 22 | 23 | 24 | 25 | 26 | 27 | 28 |
| 29 | 30 |    |    |    |    |    |

**December 2015**

| Su | Mo | Tu | We | Th | Fr | Sa |
|----|----|----|----|----|----|----|
|    |    | 1  | 2  | 3  | 4  | 5  |
| 6  | 7  | 8  | 9  | 10 | 11 | 12 |
| 13 | 14 | 15 | 16 | 17 | 18 | 19 |
| 20 | 21 | 22 | 23 | 24 | 25 | 26 |
| 27 | 28 | 29 | 30 | 31 |    |    |