

**Meeting of  
January 20, 2020**

Record of the proceedings of the Boyne City Planning Commission meeting held at Boyne City Hall, 319 North Lake Street, on Monday January 20, 2020 at 5:00 pm.

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**Call to Order**

Chair Place called the meeting to order at 5:01 p.m.

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**Roll Call**

Present: Larry Chute, Monica Kroondyk, Skylar MacNaughton, Nichole Moblo, Tom Neidhamer, Rose Newton, Aaron Place and Jeff Ross  
Absent: None  
Vacancy: One

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**Meeting Attendance**

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

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**Consent Agenda  
Motion**

**2020-1-20-3**  
**Chute moved, Ross seconded, passed without being unanimous,** a motion to approve the consent agenda, the Planning Commission minutes from December 16, 2019 as presented. Newton had some questions about these and previous minutes and was advised that the best thing to do to discuss them is to pull them from the consent agenda and be placed at the bottom of new business, or can make comments at the Good of the Order.

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**Citizen comments on  
Non-Agenda Items**

None

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

Planning Director McPherson indicated that the Marijuana Taskforce has met and set another meeting for Monday, January 27, 2020 at 5:30 pm to continue discussion and will be looking at the next steps for a public input session.

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**Unfinished Business**

None

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**New Business**

**Great Lakes Energy  
Preliminary  
Development Plan  
Review**

Planning Director Scott McPherson reviewed his staff report included in the agenda packet then turned the meeting over to representatives from Great Lakes Energy for their preliminary project presentation. The city's EDC/LDFA boards met last week, and were given a presentation and found the proposed designs exciting.

**Steve Drake Chief Financial Officer for Great Lakes Energy** – Gave the board an update on the growth of the Co-op this past year; the expansion is due to several mergers that occurred, hiring additional employees, the TrueStream division and growth in general. Their coverage area is from the Mackinaw Bridge down to Kalamazoo, and we are fortunate to have the corporate offices stay in Boyne City. Part of the building expansion is due to the additional employees, True Stream operations, the need for larger truck bays and mechanics bays for the additional trucks, additional staff offices, and additional storage for supplies and poles and conference and meeting rooms. As of today, several employees are in cubicles, where ever there was available space. Great Lakes purchased the two properties next door and recently purchased a 6,000 square foot building in the Business Park. The property runs from their current location back to the airport; so building expansion and additions will not impede on any neighboring properties. We anticipate Spring of 2020 to begin construction in the TrueStream Boyne service area.

**Nick Liebler: White & Liebler architects firm** – Reviewed the proposed plan and layout with the board. Expansion will be done in phases; they are still working out some

details. The parking lots will be relocated; they have indicated screening for the new employee entrance, location for a pollinator garden to be installed and additional landscaping is still in the design phase and needs to be finalized. In the southwest corner of the recently acquired property is a weather event overflow area that will be grass, however, used when additional service truck parking is required during a power outage event. The areas that are not parking lots will be a crushed limestone to assist in drainage. New gates will be installed, and the entrances/exits onto Altair Drive will be used to funnel truck traffic in and out. They will have designated parking for E-cars with plugin ports. The new office building (Design D) will be 2 stories and will match as closely as possible the existing office building. By this design, they are hopeful in hiding some of the existing Kirtland operations. By putting the truck storage off of the roadway and behind the existing buildings, they will keep the aesthetics of the current building, and not see a large facility with a lot of overhead doors facing the roadway. With the redesign of the parking lots, utilization of the existing curb cuts for access may or may not work, depending on the access points across the street; need to keep them across from each other for less traffic congestion.

**Chute** – Will there be a deceleration or passing lane for people to use turning in?

**McPherson** – That is an MDOT permitting truck line; not sure if anything will be installed

**MacNaughton** – Will this give you all of the room you need for expansion?

**Liebler** – We are designing the complex with future expansion in mind if necessary.

**Neidhamer** – Your power requirements are they currently Consumers Energy or Great Lakes Energy? **Drake** – We are currently requesting to serve our own facilities from Consumers Energy.

A sliver portion of the facility complex falls within Evangeline Township and Drake indicated that it was the company's plan to request annexation into the city. Assistant Planning and Zoning Administrator Kilkenny will talk with the Evangeline Township Planning Commission and possibly administratively can work on annexing that parcel into the City.

The popular lineman program for the high school will continue and will remain staged at the Chanda Yard. Chute asked if the 35 foot building height was too restrictive, and McPherson indicated that no height variances had been requested and Liebler indicated that the plans fall well within the requirements.

The proposed plans are exciting, nice looking, and a huge benefit to the city.

## Staff Report

- The City Commission adopted the 5 year Recreation Plan; allowing us to be more competitive with grant funding
- Avalanche and Open Space planning continues to evolve
- SAW data has arrived. This information comes from months of mapping, labeling, scoping and identifying sanitary and storm sewer assets. It gives the city current location plans for the system. Equipment and software training of staff will begin probably in February of 2020. The operators for the Water/Wastewater department will have iPads to use in the field to identify locations of valves, corners and run lines; making it more efficient locating and ultimately identifying lines for repair.
- There will be a Dangerous Building Hearing January 21, 2020 at 4:30 pm for 806 Thompson St.
- There will be a meeting on the International Property Maintenance Code January 21, 2020 at 5:30 pm. Please feel free to attend either or both of these meetings. Chute wanted to know if there was a way to consider adding amended language to the IPMC for extra "junk" left in yards, ie: lawnmowers, trash or just general junk. McPherson indicated that he wanted to check with the city's legal counsel to see if there was something that could meet those needs in addition to the code; however, our Zoning Ordinance has provisions for such matters for staff to utilize.

## Good of the Order

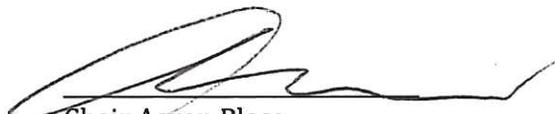
- Newton – Has a copy of Roberts Book of Rules trying to better acquaint herself with running governmental/nonprofit meetings and her volunteer services. She has a concern that statements that are included in the minutes are not indicating the entire breath of the conversations, this board knows what was said, however, could be a misrepresentation of the full conversation and taken incorrectly now and possibly in the future by someone not in attendance. For example, the December 16, 2019 minutes under Good of the Order, bullet point number three, the second sentence that reads “Short term rentals are taking up a lot of the usable housing options” if we do regulations on them in the future, she is afraid of what it looks like to someone not at the meeting at the time of discussion. How does someone go about making sure that their opinions are also included in the minutes if in opposition? McPherson indicated that at the time of adopting the minutes, if something is missing, is the time to indicate that you want to correct the minutes, and then what ever is found to be missing can be incorporated into the minutes. We can’t correct statements that weren’t made or that were implied. If anyone has an objection to a consent agenda item, they can ask to have it pulled for future discussion, then if indicated a motion to correct the minutes can be made.
- With short term rentals staff plans on having a discussion with the city commission about the task of identifying impacts of those and take direction on how they want to proceed, whether they will refer back to planning commission to develop an ordinance or whatever task they may provide. It was noted that Chute addressed the city commission at their last meeting as a citizen of the city and not as a planning commissioner, under public comment on short term rentals.
- In your packet were copies of upcoming training opportunities; if you are interested in attending the Planning Department has a small budget to assist in the registration; please let Scott know. Through MSU Extension, the Citizen Planner webinar classes, are available for members to take and are very informative.
- Newton wanted to know the status of the Lofts on Lake Street project. McPherson indicated that they are continuing to pursue Brownfield funding through the state; however, believes that site demolition will begin in the spring.
- A couple of members are receiving the Michigan Planner Magazine; others are not; staff will update the mailing list.
- Monica Kroondyk and Rose Newton will not be available for the February meeting

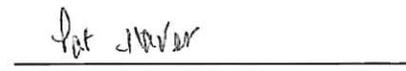
The next regular meeting of the Boyne City Planning Commission is scheduled for Monday, February 17, 2020 at 5:00 p.m.

**2020-1-20-10**

**Neidhamer moved, MacNaughton seconded, PASSED UNANIMOUSLY** a motion to adjourn the January 20, 2020 meeting at 5:56 pm

**Adjournment**  
**\*\*Motion**

  
Chair Aaron Place

  
Recording Secretary Pat Haver

