

**Meeting of  
July 21, 2014**

Record of the proceedings of the Boyne City Planning Commission meeting held at Boyne City Hall, 319 North Lake Street, on Monday, July 21, 2014 at 5:00 pm.

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**Call to Order**

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

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**Roll Call**

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

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**Excused Absence(s)**

**\*\*MOTION**

**2014-7-21-02**

**Ellwanger moved, Biskner seconded, PASSED UNANIMOUSLY**, a motion to excuse the absence of Meeder

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**Meeting Attendance**

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

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**Consent Agenda**

**2014-7-21-03**

**Biskner moved, St. Dennis seconded, PASSED UNANIMOUSLY**, a motion to approve the consent agenda; approval of the Planning Commission minutes from June 16, 2014 as presented.

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Meeting turned over to Chair MacKenzie at 5:04 pm

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**Citizen comments on  
Non-Agenda Items**

John McCahan continues to have concerns about the proposed noise ordinance that was submitted to the City Commission for approval. At the April Planning Commission meeting, their recommendation was for a new ordinance that is measurable and has quantifiable standards. ~~That is~~ What was recommended to the City Commission, however, at their May 27<sup>th</sup> meeting staff presented two options; one that is measurable and one that is not which leaves the enforcement to the Police Department discretion. *The Planning Director recommended that the City develop a noise ordinance along the lines of the City of Mason's ordinance; to model a new ordinance after the City of Mason's model is not a good idea, as the first time it is taken to court, it will not stand up. He feels that staff should throw out the City of Mason's model and regroup with something that will be enforceable. He would like to know what the future plans are, and would like staff to contact him when action is taken on a new ordinance so he can see what it looks like.*

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

The Trail Town final plan was not ready for this board's review. Anticipated to be an agenda item at the August meeting for review and recommendation for adoption.

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**Unfinished Business**

None

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**New Business**

Planning Director McPherson reviewed his staff report included in the agenda packet. The Holiness Church has submitted a development plan for the construction of a new tabernacle at a different location on the property, as the current one is dated and dilapidated. The new facility will hold approximately 117 people. The proposed parking lot will have spaces for 39 vehicles; however it looks

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**Development Plan  
Review Northern  
Michigan Holiness**

**Church 630 N. Park Street**

as if it is being proposed within a portion of an unused alley, with the entrance off of East Street. They plan to finish the exterior in vinyl siding with brick at the bottom approximately 36" up. The plans call for windows and doors on the north and south sides of the building, and a decorative window on the east elevation. The site has mature trees and vegetative cover for a buffer, except on the east side. The ordinance does require additional landscaping, which has not been proposed. Use by right according to ordinance standards.

**Harold Severance: President** - The current facility was built in 1933 and is in disrepair. The plans are to dismantle the current brick bathhouse when the new building is finished, as water and sewer will be run to the new building, we currently plan on a retention pond for any possible runoff. Our goal is to have the parking lot paved in the first year if funds are available, however definitely in the second year. Norman Fletcher with the Charlevoix County building department has classified our build as "seasonal recreational"; however, we will be following strict BOCA codes with stick built 2 x 6 walls 16" on center construction with a roof pitch of 8/12 over a 4/12 interior. Interior insulation may occur if funds become available.

Board discussion

The board had concerns about the layout of the parking lot, and the unused alley. They were worried about the possibility of the alley being vacated, and what would happen if the parking lot were on the neighbor's portion of the alley. They would like to see the parking lot shifted to the east a bit, and not to exceed 1/2 of the alley. The board also had some thoughts about putting in some type of window, faux or stained glass that would break up the east façade of the building's long expanse. There is a possibility of putting in some street trees to also help with the breakup. There are utility easements within the alley, however the city would like a letter stating that NMHCMA would relinquish the pavement that is placed in the unused alley at the city's request and staff was presented with that letter tonight. The entrance to the driveway will be off East Street, and will cross over the current sidewalk, which will need to be removed and replaced according to the city's construction standards.

The board went through Section 19.40 Development Plan Approval review agreeing with the findings of staff and noted conditions.

After board discussion, **motion by Ellwanger, seconded by St. Dennis** to approve the Development Plan Review as presented with conditions noted in sections B, E, J, K, L, O, Q, R and T with staff review of the final design revisions in regards to the façade treatment on the east side of the building and shift the parking lot to the east and covers no more that 1/2 of the unused alley.

**\*\*MOTION**

**2014-7-21-7A**

**Roll Call:**

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

Nay: None

Absent: Meeder and Place

**Motion Carries**

**Schedule Public Input Session for Boyne City Master Plan**

Moving forward with the Master Plan, talking with a consultant to help facilitate a public input session. The board felt that prior public information would be helpful, explain to the public exactly what a Master Plan is, possibly utilizing the local newspapers, service clubs and the Chamber e-news. Setting a series of three meetings during the regularly scheduled Planning Commission meetings to work through the process.

**Staff Report**

- The City Commission reviewed the facility concept drawing, consensus was a new build on the current site, with DPW going to North Boyne, integrate some of the other concept designs; such as two stories to shrink the foot print and keep museum on the site.
- Working on the Safe Routes to School Grant, it is difficult to secure approved criteria routes which are good projects. The grant hopefully to be submitted in October. Additional criteria have been established that the sidewalks must be on both sides of the streets.

**Good of the Order**

- Kozlowski - Did I understand that Mr. McCahan felt it was our responsibility to develop a noise ordinance? McPherson - It is not the Planning Commission's responsibility to write it, however, a request for comment can come from the City Commission.
- Did the proposed kennel in the Business Park ever come up with an additional landscaping plan for screening? Staff has sent a letter stating the concerns the board had with what was proposed; she could install and be evaluated with supplement if needed, so she could move on her closing without the expense of landscaping if they did not close.
- Today there was an inland seas educational opportunity to tour Lake Charlevoix and discuss the water quality. There were city staff members on the tours which facilitated greenbelt ordinances with different organizations around the lake. It is interesting to see the different ordinances from the different communities and townships.

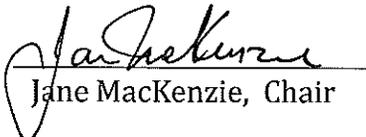
**Adjournment**

The next meeting of the Boyne City Planning Commission is scheduled for August 18, 2014 at 5:00 pm in the Auditorium.

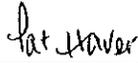
**2014-7-21-10**

**\*\*MOTION**

**Frasz moved, Kozlowski seconded, PASSED UNANIMOUSLY** a motion to adjourn the July 21, 2014 meeting at 6:19 p.m.

  
 Jane MacKenzie, Chair

  
 Chris Frasz, Vice Chair

  
 Pat Haver, Recording Secretary