

Meeting of
December 19, 2016

Record of the proceedings of the Boyne City Planning Commission regular meeting held at Boyne City Hall, 364 North Lake Street, on Monday December 19, 2016 at 5:00 pm.

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

Call to Order

Present: Ken Allen, Jason Biskner, George Ellwanger, Jane MacKenzie, Tom Neidhamer

Roll Call

Absent: Chris Frasz, James Kozlowski, Aaron Place and Joe St. Dennis

2016-12-19-02

Biskner moved, Ellwanger seconded, PASSED UNANIMOUSLY, a motion to excuse the absence(s) of Chris Frasz, Aaron Place and Joe St. Dennis.

Excused Absence(s)

****Motion**

City Officials/Staff: Planning and Zoning Administrator Scott McPherson and Recording Secretary Pat Haver

Meeting Attendance

Public Present: 4

2016-12-19-03

Allen moved, Neidhamer seconded, PASSED UNANIMOUSLY, a motion to approve the consent agenda; approval of the Planning Commission minutes from November 21, 2016 as presented.

Consent Agenda

****Motion**

None

Citizen comments on
Non-Agenda Items

Reports of Officers, Boards
and Standing Committees
Unfinished Business

With the recent Housing Summits; a Housing Committee will be formed to gather information, discuss options and views and those who are interested should contact Planning Director McPherson. Ken Allen expressed an interest in being on this committee and Jane MacKenzie, due to her professional positions, will also be tapped to be on this committee.

New Business

Hill alley vacation
request

Planning Director McPherson reviewed his staff report that was included in the agenda packet. Darrel and Marcella Hill are requesting the alley on Lincoln St. located between their two parcels be vacated. The alley is undeveloped, not maintained and contains no infrastructure now nor are any planned in the future. This alley has significant portions of steep slopes, and is not conducive to access. The application has been reviewed by City Staff and Department Heads and no concerns were raised in regards to this request. Mrs. Hill has spoken with all of the adjoining property owners, who have signed off on this request.

After board discussion, **motion by Allen, seconded by Ellwanger**, to recommend to the City Commission, the requested alley vacation on Lincoln Ave. of Darrel and Marcella Hill as presented.

2016-12-19-7A

Roll Call:

Aye: Allen, Biskner, Ellwanger, MacKenzie and Neidhamer

Nay: None

Absent: Frasz, Kozlowski, Place and St. Dennis

Motion Carries

Group Day Care ordinance review

Planning Director McPherson reviewed his staff report that was included in the agenda packet. As the need for day care facilities continue to grow in Boyne City it has become difficult to secure day care services, is cited by employers as reasons they are understaffed and unable to locate quality members to fill their workforces, staff felt it was time to discuss possible amendments to the Zoning Ordinance. In the last year, staff has been approached by a couple of applicants who were interested in setting up this service, but due to the limits in minimum square footage of the lot size and conditional use requirements they had to be disapproved. After board discussion, staff has been tasked with drafting amendment ordinance language based on the following recommendations by the Planning Commission:

- 1) Principal allowed use by right in all the residential districts and in the Central Business District
- 2) No minimum lot size
- 3) Fenced in play area with a minimum size of 1,200 square feet; not to be located in the front building line

Minimum Floor Area ordinance review

Planning Director McPherson reviewed his staff report that was included in the agenda packet. In reviewing possible actions the city can take to help facilitate the development of more diverse and affordable housing options, the amendment of the zoning regulations can be one of the most effective tools the city has to accomplish this goal. Some possible areas that can be reviewed and amended in housing are minimum floor area, lot area, density, setbacks and required parking. The possibility of tiny houses being allowed has brought inquiries to the planning department. In all of the residential districts, there is a minimum required floor area. The board discussed various areas that changes could be implemented such as changing/lowering the square footage of the floor area, possibly changing the width of a residence and allowing duplexes as a permitted use in all of the residential zoning districts. It was decided that the Housing Committee that is being formed would be the best place to continue with this discussion, so staff will present this item for discussion to that group when it is formed.

Adoption of the 2017 meeting calendar

Included in the agenda packet is the 2017 meeting calendar for your review and consideration. **Motion by Neidhamer, seconded by Ellwanger, PASSED UNANIMOUSLY**, to adopt the 2017 calendar as presented, meetings to be held the 3rd Monday of each month at 5:00 pm.

****Motion**

Staff Report

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- The city was successful in receiving grants that they have recently applied for; one for the purchase of the Open Space, one for the development of Phase I of the Boyne City to Boyne Falls non-motorized trail; and one to assist the One Water developer for the proposed fishing pier.
 - In the near future the Planning Commission will be reviewing the Recreation Plan as a few updates need to be considered in order to continue to access several grant opportunities
 - The Police Department followed up with the City Commission on the Sidewalk Café Ordinance, this summer there were no reported problems from service of alcohol within the sidewalk, and Planning Staff received no reports of problems either. The only complaints received were it was felt that one area was too tight for pedestrian traffic, and when measured, it was determined that the table/chair setup fell within the specified

requirements. The Commissioners felt that the first season worked well, so will leave things as they are.

Good of the Order

- Possibly next month Boyne Housing will be submitting a site plan for review by this board; and if that occurs, Jane MacKenzie will not be in attendance when this review takes place
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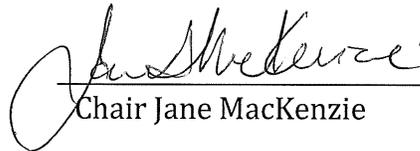
The next regular meeting of the Boyne City Planning Commission is scheduled for Monday, January 16, 2017 at 5:00 pm in the Honeywell Meeting Room.

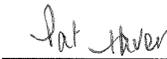
Adjournment

2016-12-19-10

MacKenzie moved, Neidhamer seconded, PASSED UNANIMOUSLY a motion to adjourn the December 19, 2016 meeting at 6:24 p.m.

****Motion**


Chair Jane MacKenzie


Recording Secretary Pat Haver