



City of Boyne City

Founded 1856

319 N. Lake Street

Boyne City, Michigan 49712

www.cityofboynecity.com

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AGENDA

BOYNE CITY PLANNING COMMISSION

Monday June 17, 2019 5:00 p.m.

Boyne City Hall



Scan QR code or go to
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 the May 20, 2019 Boyne City Planning Commission meeting.

4. Hearing Citizens Present (*Non-Agenda Items*)
5. Reports of Officers, Boards, Standing Committees
6. Unfinished Business
7. New Business
 - A. Election of Officers
 - B. Recommendations for Planning Commission appointments
 - C. Review City Goals High Priority Action Item – Review zoning ordinances and master plan with intention to eliminate unnecessary barriers to providing needed housing options, especially for families and workers
8. Staff Report
9. Good of the Order
10. Adjournment – Next Meeting July 15, 2019

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An Equal Opportunity Provider and Employer

Hometown Feel, Small Town Appeal

Approved:

**Meeting of
May 20, 2019**

Record of the proceedings of the Boyne City Planning Commission meeting held at Boyne City Hall, 319 North Lake Street, on Monday May 20, 2019 at 5:00 pm.

Call to Order

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

Roll Call

Present: Ken Allen, George Ellwanger, Tom Neidhamer, Rose Newton, Aaron Place, Jeff Ross and Joe St. Dennis
Absent: Jason Biskner and Jim Kozlowski

2019-5-20-02

**Excused Absences
Motion

Ross moved, Allen seconded, PASSED UNANIMOUSLY, a motion to excuse the absence of Biskner

Meeting Attendance

City Officials/Staff: Planning and Zoning Administrator Scott McPherson, City Manager Michael Cain, Main Street Director Kelsie King-Duff, Assistant Police Chief Kevin Spate, Officer Craig Remsberg and Recording Secretary Pat Haver
Public Present: Fifty Seven

**Consent Agenda
Motion

2019-5-20-03

Ellwanger moved, Neidhamer seconded, PASSED UNANIMOUSLY, a motion to approve the consent agenda, the Planning Commission minutes from April 15, 2019 as presented.

**Citizen comments on
Non-Agenda Items**

Bruce Traverse - Is there anyway a stop light can be put at the corner near the post office and the Dilworth, I witnessed a pretty bad accident there recently.

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

None

Unfinished Business

None

New Business

**Boyne City Surgery
Center
825 Moll Dr.**

Planning Director McPherson reviewed his report included in the agenda packet. The surgical center is proposing a 7,500 sq ft outpatient facility located on lot 16 in the Business Park. Because of the location they recently met with and presented their plans to the EDC/LDFA Board on May 13th and the board's recommendations were provided as a part of the agenda packet. The proposed use is a principal allowed use in the PID district and the proposed site plan with landscape and lighting plans are in compliance with ordinance requirements of section 14.40, 20.20, and 22.30. The proposed driveway meets ordinance criteria as well. Required parking spaces for the proposed use is 53 and 54 spaces have been provided for. At the preliminary review on April 15th with this board, commissioner comments were made in regards to the amount of required parking as excessive, which was also the opinion of the EDC/LDFA boards, who's recommendation to the planning commission was to consider a reduction in the amount of developed parking; holding 16 spaces on the south (M-75) side of the building in reserve and to leave the south side of the building open and use any other portion of the land around the building at a later date if necessary for parking. No concerns or issues were raised with any of the department heads at their review.

Jason Marnin – Surgcenter Development Team – We agree with the recommendation with the deferment of the 16 parking spaces. The trees shown will not be planted at this time to give direct view to the beautiful building.
Public comment opened at 5:08 pm

Scott MacKenzie: 847 W. Division St. – I remember at previous meetings the discussion about excessive parking, and feel that the deferment is a good decision at this location.

Public comment closed at 5:09 pm

Board Discussion

McPherson – The other facilities you have, what are their parking regulations?

Marnin – For facilities of this size typically 26 – 30 spots

Newton – Are any of the requested deferred spots included in the final plan?

McPherson – Yes, however, there is an option to the Planning Commission if you choose to defer, and can be constructed at a later date if needed

Newton – If the maximum staff is on duty, 27 spaces are utilized for them, do you have anytime that overflow is needed?

Marnin – It varies day to day the number needed with staff and patients.

St. Dennis – Boyne City is trying to keep street trees, you have eliminated all of the street trees along M75, I don't like the total elimination of the trees. I agree with the reduction in parking.

Newton – I like your choice of shrubbery, it is very elegant in design and layout

Marnin – Nine trees are new, there is quite a bit of existing trees that will remain. The recommendation from the EDC/LDFA is to eliminate the new trees

With no further comments the board began to review Section 19.40 Development Plan Approval Criteria

Discussion of 19.40(I) - **Motion by Ross, seconded by Newton**, to allow the reduction of the 16 spaces along the M75 side of the building.

****Motion**

Roll Call:

2019-5-20 7A.1

Ayes: Allen, Ellwanger, Neidhamer, Newton, Place, Ross and St. Dennis

Nays: None

Absent: Biskner and Kozlowski

Abstain: None

Motion Carries

****Motion**

Discussion of 19.40(K) - **Motion by Ross, seconded by Ellwanger** – to accept the landscape plan as presented with the exclusion of the 9 trees along M75 corridor.

Roll Call:

2019-5-20 7A.2

Ayes: Allen, Ellwanger, Neidhamer, Newton, Place, Ross and St. Dennis

Nays: None

Absent: Biskner and Kozlowski

Abstain: None

Motion Carries

****Motion**

With no further board discussion, **motion by Ross, seconded by Ellwanger**, adoption of the findings of fact 19.40 with the two amendments to the findings; 19.40(I) & (K)

Roll Call:
2019-5-20 7A.3
Ayes: Allen, Ellwanger, Neidhamer, Newton, Place, Ross and St. Dennis
Nays: None
Absent: Biskner and Kozlowski
Abstain: None
Motion Carries

**Development Plan
review Lofts on Lake
Street - 100 N. Lake
Street**

Planning Director McPherson reviewed his staff report included in the agenda packet, after previously collecting comments from the board and community members, Integrated Architects are here tonight to present the development plan for approval.

Mike Corby – Integrated Architecture – Excited to be here for final development plan approval. Basic design hasn't changed, just seeing more detail on landscape and storm water. We will address the ease of access for trash removal and turn the enclosure to 45 degree angle, EMS clearance is 14 feet from State Street. We are looking at reserving on street parking spots on Lake and State St. for loading. We will have one space signed at specific hours of the day, then available for public parking for non-loading hours. We feel that it is a great collaboration from previous dialogues. Sample boards of materials that will be used were presented. Three brick colors were shown, and painted siding colors were discussed.

Public Comment opened at 5:45 pm

Michelle Cortright: 221 Water St. – Member of the Main Street and Boyne Housing Solutions boards, speaking in favor of this project as this is exactly what we have been working towards, this is for residents and not visitors, we desperately need this development to attract and obtain workers.

Craig Walts: 111 N. Park St. – This development will wrap around my house, I will lose my water views and afternoon sun. There will be a lot of cars coming and going. Will they use the existing alley as an entrance? Their garbage will be in my back yard, I don't want to smell that, as I'm sure you wouldn't.

Jeff Thompson: 1024 West St. – I am a business owner, and have lost many viable and talented employees because of the lack of affordable housing. This project will be economically viable to my business as well as many others in the area.

Kelsie King – Duff: 113 S. Lake St. Main Street Director – Read the Main Street resolution approving of the development

Michael Cortright: North Country Cycle Sports business owner – I know firsthand how difficult it is to find affordable housing, as I was unable to find any for myself initially, and it is also difficult for employees to find housing so we are losing talented people. A lot of money is leaving Boyne City because of the lack of housing, the employees are spending it where they are finally able to find housing, which is not here.

Zachary Knott: 2574 Main Street – The development is very beneficial for all types of housing. Young entrepreneurs want a place to live and work to contribute to the community right in town.

Ward Collins: 1209 Wildwood Heights – Our area is desperately short on housing, employers are unable to hire employees due to the shortage of housing. This organization has been very responsive to the community comments and have put together a plan conforming to our downtown area. This will make housing available to employees who want to walk to their jobs downtown

Chelsey Dohn: 1119 West St. – Low wage earners appreciate these kinds of developments within walking distance to everything. I'm concerned about the number of studio and one bedroom apartments. Is there wiggle room in the plans for additional two bedroom units for possible roommate situations?

Evy Erickson: 526 N. Lake St. – A 3 story building is not family friendly, there is no place for kids to play and it is on the main drag. Where are you going to come up with the needed parking? There are other vacant buildings in town, why not make use of those, I believe a 3 story building is too much for this area.

Elizabeth Looze: 54 N. Snyder Rd. Non-profit Executive Director – A nonprofit partnering with the City of Boyne is not often done in communities. This organization is unique in the development community and their profit margin is going to be much smaller. This plan meets all of the zoning ordinance standards, I encourage you follow your zoning and approve this amazing opportunity for Boyne City.

Scott MacKenzie: 847 W. Division St. – We used to have a 4 story motel on Lake Street. This meets all of the plans, guidelines, goals, expectations and visions we have set for our community, I encourage you to endorse the presented plans.

Larry Chute: 414 High St. – Speaking in support of the development. Can you reduce the restaurant to office or retail use? I believe height is not a problem, the current design mimics our downtown feel.

Sherry Thompson: 323 Terrace St. – As a business owner, I am in full support of this project. We are having trouble hiring due to a lack of employee housing opportunities. This will add 42 more fulltime residents taking advantage of what this development will offer. It is beautiful and I hope you approve it.

Adam Graef: 1296 Marshall Rd. – I am in support of this building. Last meeting the developers were ready to walk; and you said you would consider the parking variance, and hope we can get this passed.

Kim Akin: 340 W. Main St. Gaylord, Boyne Area Chamber Director – I can attest to the lack of work force housing. The only reason I commute from Gaylord is because I could not find any place to live. If this were available when I came to town, I would be living here.

Mike Long: 123 N. Park St. – If the alley is closing, why was there no notice? With their issue of parking, why didn't they contact me again? Has parking been met, if you give them a pass, it will affect my business.

McPherson – No alley has been closed or vacated as a part of this request, nor has the alley been requested to be closed

Pam Macksey: 1110 Jefferson St. – Local business owner and in full support of this project, there is a lot of need for affordable housing.

With nothing further, public comments closed at 6:10 pm

Board discussion

St. Dennis – What will the width of the sidewalks be on Lake Street?

Corby – The width of the sidewalks will vary depending on the location with some entrances being recessed. Pavement will be added to the right of way at our expense for the parking on Lake and State Streets, but sidewalks average width will be 8 to 10 feet.

St. Dennis – What about available lighting for employee and residential safety?

McPherson – They will be installing 5 matching street lights on Lake and State streets to what the city has installed downtown and parking lot lighting will be provided on the east side.

Marilyn Crowley – We have attempted to look at comparable in the area, and there are none. When a one bedroom unit becomes available, we always have a wait list to fill it and studio apartments rent quickly also. Two and three bedroom units, often sit vacant for longer periods of time.

Place – Because the DPW trackless is unable to clear the sidewalks, the building occupants will be responsible to keep them clean due to the façade setback and protrusions and closeness to the building.

Crowley – That is correct. If approved, we hope to start construction in the fall and anticipate a 12 month building time frame.

With no further comments the board began to review Section 19.40 Development Plan Approval Criteria and Section 10.50 CBD (Central Business District) Development Requirements

****Motion**

Discussion of 19.40(I) & 10.50(M) - **Motion by Neidhamer, seconded by St. Dennis**, to allow the reduction of the required parking spaces down to 69 on site and 13 public, based on the availability of surrounding public parking and the presented site plan.

Roll Call:

2019-5-20 7B.1

Ayes: Ellwanger, Neidhamer, Newton, Place, Ross and St. Dennis

Nays: Allen

Absent: Biskner and Kozlowski

Abstain: None

Motion Carries

****Motion**

With no further board discussion, **motion by Ellwanger, seconded by Ross**, approval and the adoption of the findings of facts Section 19.40 and Section 10.50 with the amendments to the findings; 19.40(I), 19.40(J) & 10.50(M).

Roll Call:

2019-5-20 7B.2

Ayes: Allen, Ellwanger, Neidhamer, Newton, Place, Ross and St. Dennis

Nays: None

Absent: Biskner and Kozlowski

Abstain: None

Motion Carries

5 minute recess taken at 6:37 pm

**Preliminary Review
Lake View Village**

Planning Director McPherson reviewed his staff report included in the agenda packet. The manager is here for preliminary review to gather information and comments on their proposed expansion with units on Lake & Park Street. It is zoned appropriately for this so will be an amendment to an existing permit.

Kathy Johnson – General Manager of the Lake View Village - We are currently at full capacity. We are looking at 12 single section homes on Park Street and 9 sectional homes with car ports on Lake Street. It sounds like this will help the city with lack of housing. We are also looking at a new community center and office space area. If we receive approval from the city, we will then have to apply to the state for approval also.

McPherson – One of my concerns is the proposed driveway onto Lake Street, would like to see the all the units be accessed from inside. May need to look at the ordinance requirements as a 25,000 open space/area is required as a part of this type of development. We can look at it, may require a few less units or look at how this board will interpret space.

Place – I agree with removing the curb cut out onto Lake St.

Johnson – So you would prefer no curb cuts on Lake Street? I actually think the removal is a good idea for safety reasons also.

McPherson – With the additional impervious surfaces, storm water management must be looked at to see how it will be handled and contained.

Neidhamer – Could the new community center be considered as open space or recreational space? It will be at the Planning Commission discretion as part of the calculations.

Johnson - Our demographics in this park are older residents, so having parks for kids would not be a high priority for us, just having open space available is.

Allen – Occasional trees?

Johnson – we would provide a landscaping package for approval

Place – I am very much in support of the additional development and housing and think it is much needed.

Public comment opened at 6:55 pm

Kevin Clements: 310 Groveland St. – Part of this new development will be in my backyard, what financial impacts will be for me and the Landings? This park does a really good job, and I just want to know what they are actually going to do with zoning so close to my property.

Monica Ross: 109 E. Michigan Ave. – I think the utilization of that space is a wonderful addition. What requirements will there be for landscaping on Lake Street, what is going on with the water draining?

Johnson – that is an artesian well on the property, and we would really like to keep it flowing and save it

Evy Erickson: 526 N. Lake Street, in the mobile home park – There is more room on Park Street, and the proposed community center, I believe that 90% of the residents are opposed to it, as it is underutilized now. The park is nicely kept up, and that is because the residents keep up their homes. Very little outside help from management.

Larry Chute: 414 High Street - Worthwhile addition along Park Street, concerned about additional units on Lake Street and the setback. With the current grading, maybe have some orderly screening with landscape.

Gordon Prince: Lot #92, Lake View Village – I'm right across from the development on Lake St. and it will personally affect my way of life. The elevated berm for the current open space has always looked pleasant, and if you put additional homes there, aesthetically they will not be very attractive. I would like to see the open space remain for the views and the use that it does get at times.

Jane MacKenzie: 847 W. Division St. – I think the additional housing is a great idea, my concern is possible environmental impact from the old factory that use to be on this site so how will that be handled?

Public comment closed at 7:05 pm

Board Discussion

Neidhamer – Regards to zoning within their boundaries, how are they zoned? Is it different?

McPherson – They own all of the property currently, and it is zoned MHE (Manufactured Housing District)

Neidhamer – I did not read all of the specifications for this district, what are the zoning requirements on the setbacks?

McPherson – Depending on what it is adjacent to like property lines, streets, interior roads, another lot, all those things will need to be accommodated during the review. They will have to submit plans to meet those.

Johnson – The contamination on Lake Street was remediated by the DEQ and we have the information if necessary

Place – More landscaping on lake street to soften the view, possibly houses on the berm kinda like Harborage Park

St. Dennis – I have safety issues with the hedges pulling out on Park Street, is there anything that can be done because they block the view?

Johnson – Yes we will take care of that right away.

Staff Report

- Tomorrow before the City Commission meeting at 6:00 pm, will be an informational meeting on Public Act 210 for Lofts on Lake Street project
- On May 23rd at 3:00 pm in the Commission Chambers, will be a webinar presented by MSU Extension concerning Marijuana Laws; links can be provided if you would like to view, but are unable to attend.

Good of the Order

- Welcome Rose to the Planning Commission

The next regular meeting of the Boyne City Planning Commission is scheduled for Monday, June 17, 2019 at 5:00 p.m.

Adjournment

****Motion**

2019-5-20-10

Allen moved, Newton seconded, PASSED UNANIMOUSLY a motion to adjourn the May 20, 2019 meeting at 7:13 pm

Chair Aaron Place

Recording Secretary Pat Haver

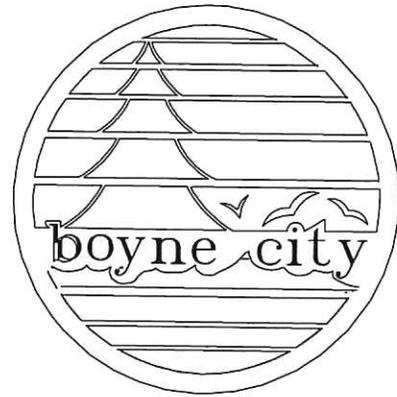
CITY OF BOYNE CITY

To: Chair Aaron Place and fellow Planning Commissioners

From: Scott McPherson, Planning Director

Date: June 17, 2019

Subject: Planning Commission Reappointments



Background Information

The Planning Commission currently has two vacancies. On May 31, 2019, the term for Planning Commissioner Ken Allen expired and he does not wish to be reconsidered for reappointment and Jason Biskner resigned his term that ended May 31, 2020.

Process

The procedures for the appointments to the planning commission are regulated by Ordinance A - 21. The ordinance stipulates that planning commissioners are appointed by the Mayor subject to the majority vote of the City Commission. In accordance with its bylaws, the Planning Commission makes recommendations on appointments prior to submission to the City Commission.

Recommendation

Make a recommendation to the City Commission for appointments of two planning commissioners, one to fill the 3-year term expiring May 31, 2022, and the other to fill the remaining term of Jason Biskner ending May 31, 2020. Currently, there are two candidates that have submitted applications for the Planning Commission, Skylar MacNaughton and Adam Graef.

CITY OF BOYNE CITY

319 North Lake Street Boyne City, MI 49712 (231) 582-6597



BOARD MEMBER APPLICATION

The City understands you are interested in becoming a member on one of the City Advisory Boards/Commissions. We appreciate your interest and future dedication to Boyne City. In order for the City to have information on file as reference when the next board has an opening, we ask you please complete the following and return to City Hall.

Name: ADAM GRAEF
Address: 1296 MARSHALL ROAD BOYNE CITY, MI 49712
Telephone: 317.840.0077 (daytime) SAME (evening)
Email: ADAMGRAEF@MAC.COM
Occupation: BUSINESS OWNER

Please check any Advisory Board or Commission you may be interested in.

- | | |
|---|---|
| <input type="checkbox"/> Airport Advisory Board | <input type="checkbox"/> Economic Development Corporation |
| <input type="checkbox"/> Historical Commission | <input type="checkbox"/> Main Street / DDA Program |
| <input checked="" type="checkbox"/> Planning Commission | <input type="checkbox"/> Parks and Recreation Commission |
| <input type="checkbox"/> Board of Review | <input type="checkbox"/> Housing Commission |
| <input type="checkbox"/> Local Development | <input type="checkbox"/> Zoning Board of Appeals |
| <input type="checkbox"/> Finance Authority | <input type="checkbox"/> District Library Board |
| <input type="checkbox"/> Historic District Commission | |

Reason(s) you wish to serve:

I want to serve the community I have decided to make home. I believe in the strategic planning of use of space for positive long term community effects. The compromise of budget and design is essential in attracting business investment, while still maintaining the look and feel of Boyne City.

Other community or civic service activities:

BOYNE CITY DESIGN COMMITTEE CHAIR

GAYLORD DMA, CHAMBER, AND ROTARY MEMBER

Signature 

Date 3.14.19

CITY OF BOYNE CITY

319 North Lake Street Boyne City, MI 49712 (616) 582-6597



BOARD MEMBER APPLICATION

The City understands you are interested in becoming a member on one of the City Advisory Boards/Commissions. We appreciate your interest and future dedication to Boyne City. In order for the City to have information on file as reference when the next board has an opening, we ask you please complete the following and return to City Hall.

See reverse for a list of Boyne City Advisory Boards or Commissions, term of appointment, and meeting schedule.

Name: Skylar MacNaughton

Address: 112 West Morgan

Telephone: 231-675-2659 (daytime) _____ (evening)

Occupation: Local Handyman/Artist

Please check any Advisory Board or Commission you may be interested in.

- | | |
|--|---|
| <input type="checkbox"/> Airport Advisory Board | <input type="checkbox"/> Economic Development Corporation |
| <input type="checkbox"/> Historical Commission | <input type="checkbox"/> Downtown Development Authority |
| <input checked="" type="checkbox"/> Planning Board | <input type="checkbox"/> Parks and Recreation Commission |
| <input type="checkbox"/> Board of Review | <input type="checkbox"/> Housing Commission |
| <input type="checkbox"/> Local Development | <input type="checkbox"/> Zoning Board of Appeals |
| <input type="checkbox"/> Finance Authority | <input type="checkbox"/> District Library Board |

Reason(s) you wish to serve: I was born and raised in Boyne City and would like to join the Planning Board. As a member of the Boyne Community, I'd like to be informed and become more involved with long-term planning for Boyne City

Other community or civic service activities: I donate some time at Boyne Concord, just using my skills as a handyman to help with what they need done on and around the school grounds

Signature: [Handwritten Signature] Date: 3-12-19

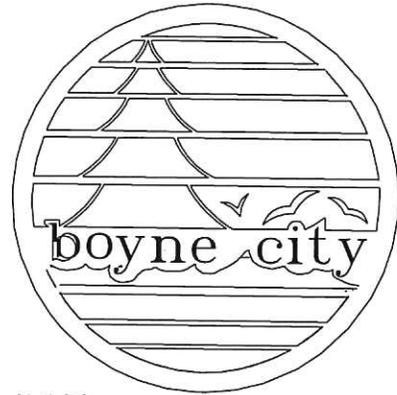
CITY OF BOYNE CITY

To: Chair Aaron Place, and fellow Planning Commissioners

From: Scott McPherson Planning Director

Date: June 17, 2019

Subject: City Goals Action Items to Increase Housing Availability



Background

In January the City Commission formally adopted the City Goals and associated high priority action items. Several of the action items are specifically targeted at addressing the housing shortage issue and fall within the role and responsibilities of the planning commission.

Discussion

Contained in the priority action items is the task of reviewing the zoning ordinance and master plan with the intention of eliminating unnecessary barriers to developing housing options. To begin this task staff has reviewed the zoning ordinance and identified barriers to housing with potential amendments. This list is not intended to be comprehensive or indicate that the various potential amendments should be adopted. The purpose was to start the discussion and focus in on and refine potential amendments that should be brought forward. I have also attached the goals from the master plan and the future land use map to review.

Potential Zoning Barriers to Housing

Art. III RED – Only Single family dwellings currently allowed,

Potential Amendments – Allow accessory dwellings and duplex units by right.

Art IV TRD – Single family dwellings by right, accessory and duplex by conditional use currently allowed, 5/12 roof pitch required.

Potential Amendments – Allow accessory dwelling and duplex units by right, 4 plex units by conditional use, eliminate roof pitch requirement.

Art V WRD – Only Single family dwellings currently allowed, 5/12 roof pitch required.

Potential Amendments- Allow accessory dwellings and duplex units by right, eliminate roof pitch requirement.

Art VI MFRD - Maximum 10 units per acre, 40% open space requirement, no undeveloped MFRD land

Potential amendment- Increase density, reduce required open space, zone additional land MFRD

Art VII MHPD – No undeveloped MHPD land, density limited to 5,500 sqft per unit, 25,000 open space requirement.

Potential amendment – Zone additional land MHPD, decrease min lot area, decrease open space.

Art VIII POD – Single family units currently allowed

Potential amendment – Allow mixed use and accessory dwelling units.

Art IX WMD – Mixed use allowed by conditional use

Potential amendment – Allow mixed use by right with ground floor residential units.

Art X CBD – Mixed uses, apartments up to 8 units with setbacks, single family dwellings with setbacks allowed.

Potential amendments – Mixed use with ground floor units in units, increase apartment units, eliminate setbacks, allow accessory dwelling units.

Art XI TCD – Mixed uses, apartments up to 8 units with setbacks, single family dwellings with setbacks allowed.

Potential amendments – Mixed use with ground floor units in units, increase apartment units, eliminate setbacks, allow accessory dwelling units.

Art XII GCD – Residential uses not permitted

Potential amendment – Permit accessory dwelling units

Art XIII RC/IND – Residential uses not permitted

Potential amendment – Permit accessory dwelling units

Art XIV PID – Housing for caretaker or watchman

Potential amendment – allow workforce housing

Art XV CSD – Senior housing allowed by conditional use permit

Potential amendment – allow multifamily housing.

XVIII Open Space Community Option - Overlay district allowed in residential districts.

Potential Amendment - Total Rewrite. One development has been created using this option with poor success. This complexity of this ordinance section combined with the time and resources needed to submit an application appear to cancel out the limited incentive provided by this option.

Art XXIV Parking Requirements-Res parking 2 per dwelling 1 1/2 per 1 bdrm and efficiency.

Potential Amendment – Reduce parking requirements for residential uses.

Chapter 2 Goals and Objectives

In developing community goals and objectives, it is important to analyze existing community characteristics, such as: social and economic features, environmental resources, available services and facilities, and existing land use. In addition to examining existing characteristics, another important tool in the development of community goals and objectives is to identify community assets, problems and other issues to be addressed. The goals and objectives in this Master Plan update are intended to serve as the foundation for a strategy that can be used in an ongoing process to guide growth and development over the short and long-term.

As part of this Master Plan update, the Boyne City Planning Commission reviewed the goals and objectives from recent plans for the waterfront, downtown, marina, cultural economic development and input from recent goal setting meetings to compile a few consolidated broad goals with supporting objectives, which cover most of the themes from the earlier plans. The Planning Commission conducted a public meeting to share the draft goals and solicit input. Based on the input received, the Planning Commission further refined the consolidated community goals and objectives.

Over the years, different organizations have written slogans or tag lines which are now embraced by the community as describing the unique character of Boyne City and its people. This plan combines two such statements:

Boyne City:

Where Life Meets Lake—Home town feel, small town appeal



Goal 1: Inspiring local Business and Economic Development

Supporting Objectives:

- Promote a friendly and sustainable community, where people care and are involved. *(Responsible Party: City of Boyne City, Boyne City Chamber of Commerce, and Boyne City Main Street / Timeline: In progress)*
- Continue to support and implement the 5 long-term cultural and economic development goals identified in the Boyne City, Michigan Cultural Economic Plan. *(Responsible Party: City of Boyne City, Boyne City Chamber of Commerce, Boyne City Main Street / Timeline: In progress)*
 - Position Boyne City as the 'go-to' place for unique and creative regional food experiences and 'take-home' food products. *(Responsible Party: Boyne City Farmers Market, City of Boyne City / Timeline: mid-term)*
 - Create a favorable working environment for traditional and creative artists and performers, as well as craftmakers and food producers in all forms. *(Responsible Party: Boyne Arts Collective, City of Boyne City, Boyne City Farmers Market / Timeline: mid-term)*
 - Maintain and build on the vitality of the Historic Downtown and lake front. *(Responsible Party: City of Boyne City, Boyne City Main Street, Boyne City Downtown Development Authority, Boyne City Chamber of Commerce / Timeline: long-term)*
 - Promote the area's natural environment and outdoor recreation opportunities as a draw for visitors and as a quality of life. *(Responsible Party: City of Boyne City, Boyne City Chamber of Commerce, Boyne City Main Street / Timeline: short-term)*
 - Improve communication, coordination and effectiveness of local development efforts. *(Responsible Party: City of Boyne City, Boyne City Main Street, Boyne City Downtown Development Authority / Timeline: short-term)*
- Continue the combination of marketing and event-producing capacities together with signature creative/wild/hand made foods and the culinary arts, to provide a lead industry cluster around which Boyne City's identity and economy can be enhanced. *(Responsible Party: City of Boyne City, Boyne City Farmers Market, Boyne City Main Street / Timeline: In progress)*
- Attract new and repeat visitors and enhance their experience through foods and a more complete creative and cultural experience. *(Responsible Party: City of Boyne City, Boyne City Farmers Market, Boyne City Main Street / Timeline: In progress)*
- Continue to support the growth of the Boyne City Farmer's Market as an intermediary to bridge growers, producers, consumers,



and wholesale buyers. *(Responsible Party: City of Boyne City, Boyne City Farmers Market, Boyne City Main Street / Timeline: In progress)*

- Continue to focus efforts to refine distinctive events and activities that connect the lakefront with downtown. *(Responsible Party: City of Boyne City, Downtown Development Authority, Boyne City Main Street / Timeline: In progress)*
- Attract visitors and improve quality of life for year-round residents through economic activity and investment. *(Responsible Party: City of Boyne City, Boyne City Chamber of Commerce / Timeline: In progress)*
- Promote all-season outdoor recreation, dining options, home-grown cultural activities, excellent schools, and other quality of life factors for business and employee recruitment and retention. *(Responsible Party: City of Boyne City, Boyne City Chamber of Commerce, Boyne City Main Street / Timeline: In progress)*
- Continue to foster the cooperative synergy between the City, the Chamber and Main Street to promote and support economic development in Boyne. *(Responsible Party: City of Boyne City, Boyne City Chamber of Commerce, Boyne City Main Street / Timeline: In progress)*
 - Continue the efforts of Team Boyne to promote economic activities to support business recruitment and retention. *(Responsible Party: City of Boyne City, Boyne City Chamber of Commerce, Boyne City Main Street / Timeline: In progress)*
 - Highlight the Redevelopment Ready Community designation to promote the re-use/redevelopment of buildings and sites in Boyne. *(Responsible Party: City of Boyne City, Boyne City Chamber of Commerce, Boyne City Main Street / Timeline: mid-term)*
 - Attract and retain family supporting jobs. *(Responsible Party: City of Boyne City, Boyne City Chamber of Commerce, Boyne City Main Street / Timeline: long-term)*
 - Create a vibrant downtown which attracts and retains young talent and supports diversity. *(Responsible Party: City of Boyne City, Boyne City Chamber of Commerce, Boyne City Main Street / Timeline: long-term)*
 - Encourage an entrepreneurial community. *(Responsible Party: City of Boyne City, Boyne City Chamber of Commerce, Boyne City Main Street / Timeline: long-term)*
 - Continue Stroll the Streets and other events to enhance Boyne City's vibrant downtown to attract visitors and provide recreation, retail and dining opportunities for



- all. *(Responsible Party: City of Boyne City, Boyne City Chamber of Commerce, Boyne City Main Street / Timeline: In progress)*
- Continue to celebrate and embrace the arts. *(Responsible Party: Boyne Arts Collective, City of Boyne City, Boyne City Chamber of Commerce, Boyne City Main Street / Timeline: In progress)*
 - Provide regulatory flexibility to encourage exploration of innovative business concepts. *(Responsible Party: City of Boyne City, Boyne City Chamber of Commerce, Boyne City Main Street / Timeline: mid-term)*
- Continue to celebrate and embrace the seniors and retirees as mentors and valued community assets. *(Responsible Party: City of Boyne City / Timeline: In progress)*
 - Continue open communication and collaboration with schools. *(Responsible Party: City of Boyne City / Timeline: In progress)*
 - Maintain, support and promote high quality Boyne City schools. *(Responsible Party: City of Boyne City / Timeline: In progress)*
 - Integrate students and young adults into more active roles in the community. *(Responsible Party: City of Boyne City, Boyne City Chamber of Commerce / Timeline: mid-term)*
 - Continue to work with schools on Safe Routes to Schools and integrate into the Trail Town efforts. *(Responsible Party: Boyne City Parks and Recreation Committee, City of Boyne City, Boyne City Main Street / Timeline: short-term)*
 - Encourage/develop/expand broadband and wireless services available throughout the City. *(Responsible Party: City of Boyne City / Timeline: In progress)*
 - Continue to maintain and improve Boyne City streets, infrastructure and services to meet the community needs. *(Responsible Party: City of Boyne City / Timeline: In progress)*
 - Continue to enhance Boyne City as a walkable community. *(Responsible Party: City of Boyne City, Boyne City Main Street / Timeline: In progress)*
 - Consider a Complete Streets approach for all street improvement projects. *(Responsible Party: City of Boyne City, Boyne City Main Street / Timeline: In progress)*
 - Maintain and support local transit services. *(Responsible Party: City of Boyne City / Timeline: In progress)*

Goal 2:

An Active Community embracing recreation and water-based opportunities

Supporting Objectives:

- Promote Boyne City's waterfront location and outstanding recreational opportunities.
- Maintain and enhance Boyne City's parks and recreation facilities.

- Promote Boyne City as a waterfront Trail Town.
- Establish, expand and maintain the trail networks, both within Boyne City and connections to regional trail systems, including water trails.
- Celebrate year-round use of recreation facilities and trails. Coordinate maintenance activities to promote winter use.
- Establish more recreational activities and opportunities for area youth.



Goal 3: Housing opportunities for ALL!

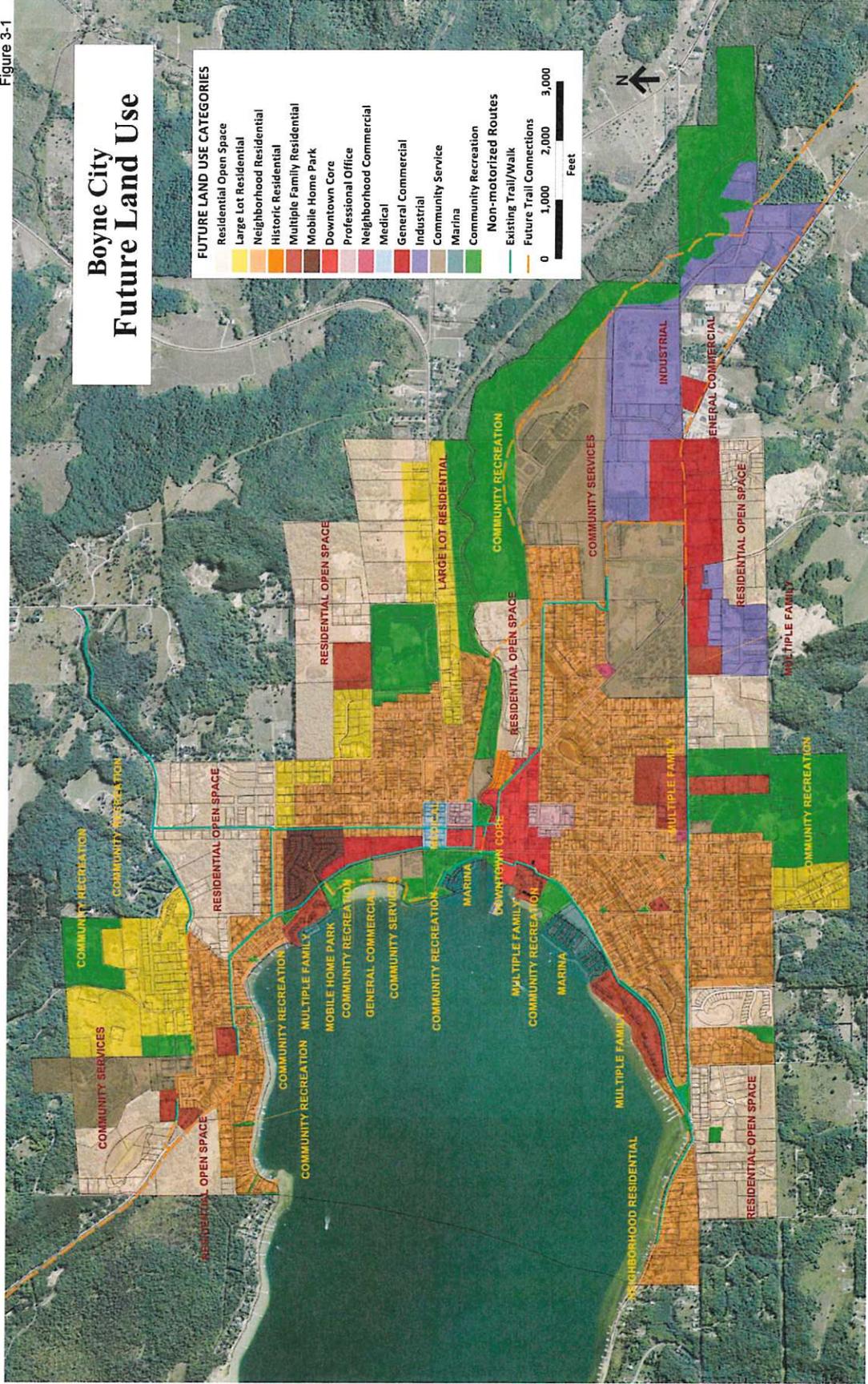
Supporting Objectives:

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

Goal 4:
Working cooperatively with neighbors

Supporting Objectives:

- Strengthen working relationships with neighboring communities to enhance the entrances to Boyne City.
- Protect Lake Charlevoix through collaboration with adjacent lakefront municipalities and interested groups.
- Explore cooperative planning with adjacent Townships regarding shared facilities and resources.
- Work to strengthen connections with nearby resort communities, resort industries and second home owners.



**City of Boyne City goals and high priority actions
2018-2020**

As approved - January 22, 2019

Be excellent stewards of taxpayer funds. Develop tools and processes to allocate City funds efficiently and better forecast future City financial needs and challenges.

High priority actions:

- Create a five-year financial forecast model using internal and external expertise
Lead: City Manager and Clerk/Treasurer
Target Completion: January 2020
- Improve the City's Capital Improvement Plan process.
Lead: Planning Director, Director of Public Works, Planning Commission
Target Completion: December 2020

Engage our Community. Get residents involved in Boyne City government more often. Make it easy for residents to learn about City policies, operations and actions.

High priority actions:

- Update and upgrade City's website so that it is streamlined, easy to navigate, responsive on a variety of devices, and meets accessibility standards.
Lead: Executive Assistant
Target Completion: July 2020
- Improve quality of email newsletter and social media communications and develop a publication strategy.
Lead: Executive Assistant
Target Completion: January 2020
- Improve strategies for recruiting residents to serve on city boards and commissions.
 - *Come up with a common process for filling board/commission vacancies*
 - *Advertise open board positions using newsletters and social media*Lead: City Clerk
Target Completion: September 2019

Increase housing availability. Work with all segments of the community to develop and implement a common vision leading to a sustainable mix of housing options in and around Boyne City that maintains our community character. Align our City regulations and plans to support this vision.

High priority actions:

- Inventory all available City properties for potential housing development.
Lead: City Manager, Planning Director
Target completion: September 2019
- Develop a property maintenance standards ordinance to provide additional tools for improving substandard housing units.
Lead: Planning Director
Target completion: July 2020
- Review Zoning Ordinances and the Master Plan with the intention to eliminate unnecessary barriers to providing needed housing options, especially for families and workers.
Lead: Planning Director
Target completion: October 2020
- Examine issues arising from short term (less than monthly) rentals and their community impacts
 - *Determine Next Steps*
Lead: Planning Director
Target completion: November 2019
- Research successful private/public partnerships in housing development.
Lead: Housing Summit Team, Planning Director
Target completion: December 2019

Keep Boyne City's economy strong and resilient. Foster a strong local year-round economy that builds upon existing businesses and welcomes compatible ones. Focus efforts and resources to create family sustaining jobs. Enhance City plans and policies to further support business development.

High priority actions:

- Reaffirm community vision for acceptable uses and building forms on potential redevelopment sites in the downtown area.
Lead: Main Street Executive Director, Planning Director
Target completion: July 2020
- Review the city Master Plan and Zoning Ordinance to assure that adequate opportunities exist for commercial, office, residential and mixed uses, especially small and home-based businesses.
Lead: Planning Director
Target completion: October 2020
- Acquire property for business park expansion and work with adjoining townships to develop expansion plans.
Lead: City Manager
Target completion: July 2020

Protect Lake Charlevoix and Boyne River. Protect and enhance lake and river water quality, especially impacts of storm water runoff.

High priority actions:

- Engage regional partners and City engineer to :
 1. Review already identified issues and recommended remedies
 2. Evaluate additional areas of concern
 3. Determine estimated costs for improvements and possible timeline
 4. Review City's practices along lakeshore and Boyne River
 5. Review development standards for both public and private propertiesLead: Director of Public Works
Target completion: May 2020
- Develop City storm water ordinance in cooperation with East Jordan, Charlevoix and other regional partners.
Lead: Planning Director, Director of Public Works
Target completion: May 2020
- Develop plan and cost estimates for storm water discharge options
Lead: Director of Public Works
Target completion: May 2020
- Investigate options rain gardens and natural retention areas... move from "Gray" infrastructure to "Green" infrastructure
Lead: Director of Public Works
Target completion: December 2019

Enhance recreational opportunities in Boyne City's parks and public spaces. Complete current and planned recreation projects and develop a vision for future recreation programs.

High priority actions:

Incorporating guidance from the Parks Commission:

- Catch up on maintenance backlog in city parks.
 - Develop a cost estimate and job description for potential new staff position emphasizing park maintenance and grant/funding development.
Lead: Director of Public Works
Target completion: July 2020
- As a priority, move forward with planned projects that foster economic development including:
 - Develop a specific plan and cost estimates for expanding boating municipal boat launch capacity.
Lead: Harbormaster, Director of Public Works, City Manager
Target completion: December 2020
 - Develop and implement a financing strategy for the remaining steps of the marina expansion project.
Lead: Harbormaster, City Treasurer, City Manager
Target completion: December 2019
 - Work with surrounding Townships to develop a specific route and funding options for increasing snowmobile access to Boyne City.
Lead: City Manager, Director of Public Works
Target completion: October 2020

Quarterly Review Schedule

- **April 23, 2019**
- **July 23, 2019**
- **October 22, 2019**
- **January 21, 2020**
- **April 21, 2020**
- **July 21, 2020**
- **October 20, 2020**
- **January 26, 2021**