



City of Boyne City
Founded 1856

319 N. Lake Street

Boyne City, Michigan 49712
www.boynecity.com

Phone 231-582-6597
Fax 231-582-6506

AGENDA
BOYNE CITY PLANNING COMMISSION
Monday, April 20, 2015, 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 March 9, 2015 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. Glenn Catt Project Update.
 - B. Review Master Plan Draft
8. Staff Report
9. Good of the Order
10. Adjournment – Next Meeting May 18, 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

Approved: _____

**Meeting of
March 9, 2015**

Record of the proceedings of the Special Boyne City Planning Commission work session held at Boyne City Hall, 319 North Lake Street, on Monday, March 9, 2015 at 5:00 pm.

Call to Order

Chair MacKenzie called the meeting to order at 5:02 p.m.

Roll Call

Present: George Ellwanger, Chris Frasz, Jane MacKenzie, Tom Neidhamer, Aaron Place and Joe St. Dennis
Absent: Jason Biskner, Jim Kozlowski and Lori Meeder

**Excused Absence(s)
MOTION

2015-3-9-02
Ellwanger moved, Place seconded, PASSED UNANIMOUSLY, a motion to excuse the absence of Jason Biskner and Jim Kozlowski

Meeting Attendance

City Officials/Staff: Planning Director Scott McPherson and Recording Secretary Pat Haver
Public Present: Consultant Mary Campbell from MC Planning & Design

**Consent Agenda
MOTION

2015-3-9-03
Neidhamer moved, St. Dennis seconded, PASSED UNANIMOUSLY, a motion to approve the consent agenda; approval of the Planning Commission minutes from February 16, 2015 as presented.

**Citizen comments on
Non-Agenda Items**

None

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

City staff received the decision from the attorney in reference to Lori Meeder being appointed the Executive Director of Main Street, and her position on the Planning Commission. Legally, there is no conflict; however, due to any possible perception of impropriety, Lori has tendered her resignation from the Planning Commission effective immediately.

Unfinished Business

None

**New Business
Master Plan Work Session**

In the agenda packet was the revised Master Plan goals and objectives summary from input gathered at the December meeting. Mary Campbell from MC Planning & Design facilitated this portion of the meeting; reviewing her draft summary with the board. Upon review, various comments were given to enhance the objectives, which will be incorporated into the document. The board then reviewed the proposed Future Land Use Map and categories. The comments and suggestions will be incorporated into the documents, and presented back to the commission for review.

Staff Report

There is nothing pressing for the meeting next week, so may cancel. Staff will advise on Friday, in order to make sure that nothing comes in at the last minute.

Good of the Order

- Jim Kozlowski will not be available for the March meetings
- Theatre - Questions from the board about the status. At this point a lot is not known, the new owners would like to make restorations to save the marquee. Because of the upcoming Catt Development project, the Boyne

Arts Collective will be losing their home. The possibility of them utilizing the theatre has been discussed with the new owners of the building. The board did feel that it was a good thing for every small community to have a working theatre, and hope that the new owners will accomplish that.

- Northern Homes will be holding a forum to discuss housing opportunities on Thursday, March 12th from 6 to 7 pm at the Boyne District Library, everyone is invited to attend.
- There will be a welcoming reception for Mark Fowler the new Water/Wastewater Superintendent and Lori Meeder the new Executive Director of Main Street on Thursday, March 12th from 5 to 6:30 pm at Freshwater Studio; all are invited to attend.

The next regular meeting of the Boyne City Planning Commission is scheduled for Monday, March 16, 2015 at 5:00 pm in the Auditorium.

Adjournment

****MOTION**

2015-3-9-10

St. Dennis moved, Place seconded, PASSED UNANIMOUSLY a motion to adjourn the March 9, 2015 meeting at 6:54 p.m.

Chair Jane MacKenzie

Pat Haver, Recording Secretary

M. C. Planning & Design

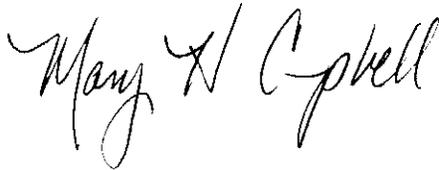
Community Planning Site Planning Landscape Architecture

Memo

To: Boyne City Planning Commission
From: Mary H. Campbell, ASLA, AICP
CC: Scott McPherson, Planning Director
Date: 4/17/2015
Re: Master Plan- Revised Goals and Updated Future Land Use

Attached are documents for your review in preparation for discussion at the upcoming Planning Commission meeting on Monday, April 20, 2015. Included with this memo is the Master Plan table of contents and Part I, consisting of Chapters 1-4. The goals and future land use chapters have been updated based on input received at the March special meeting. Part II – the background and supporting information is currently being reviewed and updated any recent changes, such as the new DPW facilities..

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



BOYNE CITY MASTER PLAN 2015 UPDATE

TABLE OF CONTENTS

Title Page	i
Table of Contents	ii

Part I – Master Plan Action Plan

Chapter

1. INTRODUCTION	1-1
2. GOALS & OBJECTIVES	2-1
3. FUTURE LAND USE	3-1
4. IMPLEMENTATION & PLAN ADOPTION.....	4-1

Part II –Background & Supporting Information

Chapter

5. SOCIAL & ECONOMIC CONDITIONS	5-1
6. NATURAL RESOURCES	6-1
7. INFRASTRUCTURE & FACILITIES.....	7-1
8. EXISTING LAND USE PROFILE	8-1

Chapter 1 Introduction

What is planning?

Everybody plans. People make financial plans, work plans, and even grocery lists to efficiently achieve their goals. Planning helps each of us work toward accomplishing objectives in an orderly, step-by-step fashion. It also helps a community avoid costly errors by allowing for a good look at the issues. Communities that fail to plan are like people who shop without a grocery list — they spend too much on junk food and not enough on what is actually needed.

The comprehensive planning process encourages governments to think strategically about all aspects of their community and the way these elements interact. Planning allows us to take a look at where the community has been, how it got to this point, where it wants to go, and how it can get there. Without a clear picture of the goals, policy makers must often make decisions in a manner that may not be in the best interests of local residents.

Planning encourages a community development process that initiates action rather than one that simply reacts to events. But comprehensive planning is not easy. A community must work hard to reach their vision through the plan.

Planning 101

- Planning is an orderly, open approach to determining local needs, setting goals and priorities, and developing a guide for action.
- Planning is a concentrated effort by a community to reach a balance between the natural environment and residential, commercial, industrial and agricultural development.
- A plan is a guide for public officials and private citizens to use in making informed decisions that will affect their community.

Change is inevitable. Planning is a process that helps a community prepare for change rather than react to it. The process involves working citizens through four basic questions:

1. Where is the community now?
2. How did the community get here?
3. Where does the community want to go?
4. How does the community get there?

With Effective Planning, Boyne City Can:

Make informed decisions. The comprehensive planning process provides facts on existing conditions and trends and helps a community understand the potential positive and negative impacts of managing growth in different ways. This provides a basis to make informed decisions and allows Boyne City to coordinate individual developments so that they complement rather than detract from each other.

Develop and preserve community character. Can anyone envision the Boyne area without the vibrant northwood's-based economy of winter sports, summer water sports, and a great outdoor environment? Planning for the physical design of Boyne City will facilitate the preservation of

the cultural, economic and environmental features that help make a community a special place. Planned growth can be used as an ingredient to expand Boyne City's unique character.

Achieve predictability. Good planning provides private landowners and developers with a guide that defines where and what type of development the community desires. This information allows individuals to plan for the purchase and use of property consistent with community goals.

Produce positive economic development. Planning helps Boyne City retain existing businesses and industries while attracting new ones. It is often used as a tool to revitalize downtowns and create vibrant main streets. The planning process allows the Planning Commission to consider workforce, education and local infrastructure capacity, among other things, so that appropriate economic development strategies can be developed.

Adopt a balanced approach. Any local government function involves political, personal, and community values. Comprehensive planning and managing future growth involve balancing the community interest and the private interest. Planning encourages a balanced approach as the community develops, thus ensuring that community rights and private property privileges are both protected.

A History of Boyne City

John and Harriet Miller are credited with being the area's first non-native permanent settlers. After Harriet dreamt of a bear-shaped lake with an abandoned cabin at its east end, the Millers traveled from New York and landed on the shores of Boyne on November 14, 1856. They claimed a cabin abandoned by Mormons as their home. John and his sons soon discovered a scenic stream that reminded John of a famous river in Ireland. He promptly christened it the Boyne River.

The lumbering era thrust Boyne City from its quiet beginning into a bustling industrial center. From the mid-1880s to the 1920s, the community was known as the lumber capital of northwestern Michigan. The community's population grew as people traveled to where jobs could be found. By the 1920s, the mill whistles silenced. The lumber boom was over.

Boyer City & Southeastern Railroad began bringing freight to town in 1893. The service was designed to connect Grand Rapids and Indiana to Great Lakes shipping from Boyne City's harbor. While the railroad was a critical component in lumbering, it also found an identity as an ideal way for passengers to travel north in comfort. The railroad eventually closed in 1978.

During the city's lumber boom, a variety of businesses needed to support a thriving community were established. Many of these businesses remained after the lumber era ended. As the years have passed, the business community has evolved as much as its residents. Tourism has become a primary industry as the community draws summer residents to their second homes and for visitors who travel north for the weekend to fill lakeside cabins.

It's obvious that the Boyne area is still booming. With its schools within walking distance of downtown, diverse businesses enabling people to live, work and shop close to home, and events such as spaghetti dinners still making personal calendars, residents and visitors enjoy the value of relationships and the opportunities found in each day.

Planning Process

The purpose of the Boyne City Master Plan-2015 Update is to provide guidelines for future development, while protecting the natural resources and community character of the community. Part II of this plan presents extensive background information including socio-economic data on the City; description and mapping of natural resources and existing land uses; and inventory of existing community infrastructure and facilities. The background information was analyzed to identify important characteristics, changes and trends occurring in Boyne City. Community concerns were identified based on a review of prior sub-area plans, the results of a recent community goal setting session, a public input session conducted in October 2014, previous planning efforts, and input from the Planning Commission. Goals and objectives were developed and refined to guide future development based on the background studies, key land use trends and community issues. These goals, along with a detailed map of existing land use, provided the basis for the Future Land Use Map which specifies where the various types of future development ideally will be located in the City. This plan also provides suggestions for implementation of the identified goals and policies. The guidance provided by this Master Plan will be utilized in future updating of the Zoning Ordinance.

The plan is intended to serve as a guide that will be used by the City to help determine land uses and development policies that will affect the community's physical development. It defines general planning goals, policies and action plans that provide a philosophical base for use by the Planning Commission as it guides future growth and land use in Boyne City. Because it is a guide, this plan is not intended to be rigidly administered. Changing conditions in the community may affect the goals and philosophy established when the plan was originally developed. Such changes do not automatically mean that the plan must be subject to wholesale revisions, but rather that the goals and philosophy espoused should be evaluated to determine if the plan remains valid.

Chapter 2 Goals and Objectives

In developing community goals and policies, 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 policies 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 of 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 the Boyne City and its people. This plan combines two such statements:

Boyne City: Where Life Meets Lake--Small town feel with hometown appeal

Goal 1: Inspiring Local Business and Economic Development

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 economic development in Boyne.
 - Continue the efforts of Team Boyne to promote economic activities to support business recruitment and retention.
 - Highlight the Redevelopment Ready Community designation to promote the re-use/redevelopment of buildings and sites in Boyne.
 - Attract and retain family supporting jobs.
 - Create a vibrant downtown which attracts and retains young talent and supports diversity.
 - Encourage an entrepreneurial community.
 - Provide regulatory flexibility to encourage exploration of innovative business concepts.

- Continue Stroll the Streets and other events to enhance Boyer City's vibrant downtown to attract visitors and provide recreation, retail and dining opportunities for all.
- Continue to celebrate and embrace the arts.
- Continue to celebrate and embrace the seniors and retirees as mentors and valued community assets.
- Continue open communication and collaboration with schools.
 - Maintain, support and promote high quality Boyer City schools.
 - Integrate students and young adults into more active roles in the community.
 - Continue to work with schools on Safe Routes to Schools and integrate into the Trail Town efforts
- Encourage/Develop/Expand broadband and wireless services available throughout the City.
- Continue to maintain and improve Boyer City streets, infrastructure and services to meet the community needs.
 - Continue to enhance Boyer City as a walkable community.
 - Consider a Complete Streets approach for all street improvement projects.
 - Maintain and support local transit services.

Goal 2: An Active Community embracing recreation and water-based opportunities

Supporting Objectives:

- Promote Boyer City's waterfront location and outstanding recreational opportunities.
- Maintain and enhance Boyer City's parks and recreation facilities.
- Promote Boyer City as a waterfront Trail Town.
- Establish, expand and maintain the trail networks, both within Boyer 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.

Chapter 3 Future Land Use

Boyne City is a scenic lakefront community which provides for a mix of land uses to meet the needs of the residents, businesses and visitors. Through land use planning and land use controls, Boyne City intends to continue to work to ensure that the shorelines are protected, the existing commercial, industrial, community service, residential and recreational uses can continue, and reasonable growth can be accommodated with minimal land use conflicts or negative impacts. While a Based on the social, economic and environmental characteristics, the following general future land use categories have been identified to serve existing and future development needs. The distribution of these future land use categories are shown in Figure 3-1, Future Land Use Map.

Future Land Use Categories

RESIDENTIAL

Residential Open-Space—Residential Open Space category is a means of varying the usual pattern of development. Known under a variety of names—open space development, clustering or cluster development, conservation development, open space zoning or rural clustering—this option is a technique that encourages grouping homes in those areas of a development site that are best suited for development. Large parts of a site are permanently protected open space, protected by a restrictive covenant or deeded to a nonprofit land trust or the City.

Advantages:

- Provides opportunities for creative, quality design and preservation of open space.
- Creates larger areas of open space rather than just lot-by-lot development.
- Preserves natural features, advances environmental protection, improves drainage, and provides for better housing sites.
- Allows greater administrative discretion and negotiation between the developer and community.
- Reduces development costs by maintaining overall residential density developed over a smaller area.

It should also be noted that the benefits of open space design can be amplified when it is combined with other better site design techniques such as narrow streets, open channels and alternative turnarounds

Large Lot Residential—The principal purpose of the Large Lot Residential category is to provide land in the community for a rural residential type of lifestyle yet still be in the City. This lifestyle is one of a full range of lifestyles offered in Boyne City. In addition to single-family houses, this category also provides for parks, day care, civic and institutional uses, such as churches.

Neighborhood Residential—The Neighborhood Residential category promotes the continuation, restoration, and creation of diverse, walkable, compact, vibrant, neighborhoods. The Neighborhood Residential category builds upon the historic single-family residential pattern that is reflected in many of Boyne City's existing neighborhoods. Its purpose is to create identifiable, well-organized, neighborhoods that are interconnected with each other to form a community. These "traditional" neighborhood areas are intended to encourage a variety of housing types and prices. While anticipated to contain primarily single-family detached housing, some attached housing units may be considered.

1. Walkability—Pedestrian friendly street design (buildings close to street; porches, windows & doors; tree-lined streets; on street parking; hidden parking lots; garages to the rear; narrow, slow speed streets).

2. **Connectivity**—Interconnected street grid network disperses traffic & eases walking. A hierarchy of narrow streets, boulevards, and alleys. High quality pedestrian network and public realm makes walking pleasurable.
3. **Mixed Housing**—A range of types, sizes and prices in closer proximity.
4. **Quality Architecture & Urban Design**—Emphasis on beauty, aesthetics, human comfort, and creating a sense of place; Special placement of civic uses and sites within community.
5. **Smart Transportation**—Pedestrian-friendly design that encourages a greater use of bicycles, rollerblades, scooters, and walking as daily transportation.
6. **Sustainability**—Minimal environmental impact of development and its operations. Ecofriendly technologies, respect for ecology and value of natural systems. Energy efficiency. Less use of finite fuels. More local production. More walking, less driving.
7. **Quality of Life**—Taken together these add up to a high quality of life well worth living, and create places that enrich, uplift, and inspire the human spirit.

Historic Residential--This land use category is essentially a sub-category of the Neighborhood Residential category intended to encourage preservation of the historic houses in the Pearl Street area consistent with the designated Historic District.

Multiple Family—The Multiple Family category includes condominiums, apartment complexes, and assisted senior living facilities. The multiple family land use should be part of the surrounding community, not separate. The architecture should be “community” oriented. Parking should be well screened. The main goal here is to offer a high quality of life for the residents. The senior campus area is a subcategory of the Multifamily is designed to provide a full-service senior community with a range of housing types and a senior center with associated services, and is located on land owned by the Boyne City Housing Commission. Additional specific locations for multiple family use is not designated on the Future Land Use map, but will be considered on a case by case basis, so that the Planning Commission can have the flexibility to review the appropriateness of specific areas when the need arises.

Mobile Home Park—The Mobile Home Park category recognizes the importance of the existing development as a well-maintained park as a community asset which provides a valid housing option. This future land use plan encourages the continuation of the existing facility.

COMMERCIAL

Downtown Core--The downtown and historic core is the focal point of Boyne City providing a mix of retail, office, residential, and public uses, supported by a transportation system that creates a pedestrian friendly atmosphere. This area provides easy access to local businesses with an enhanced the streetscape environment. This plan promotes continued mixed-use development in the Downtown Core to reinforce the unique identity and attractive pedestrian environment. This land use category is intended to encourage commercial uses, small-scale retail shopping, entertainment uses, convenience stores, office, and personal and business service uses. Residential uses are encouraged on upper floors of commercial buildings. Building heights should generally not exceed three stories, except where it can be demonstrated that additional height will not alter the historic character of the downtown. Brick, stone and masonry will be the primary building materials in this area to give a sense of permanence

Professional Office--Office development in Boyne City will fit into the surroundings and be built to the same bulk and outward appearance. The predominate building material shall be brick and masonry. Boyne City will ensure that compatibility between the Office area development and

surrounding neighborhoods is buffered and that performance standards are set to minimize harmful effects of excessive noise, light, glare, and other adverse environmental impacts.

Neighborhood Commercial—“Neighborhood Commercial Nodes” (NCN) are designed to encourage small scale commercial and mixed-use development in convenient neighborhood locations. The purpose of the Neighborhood Commercial Node is to provide for the establishment of local centers for convenient retail or service outlets which deal directly with the customer for whom the goods or services are furnished. Emphasis should be placed on convenience and pedestrian and bicycle access. The center should be designed to eliminate any nuisance or incompatibility with surrounding land uses. The Neighborhood Commercial corner store should be on a “corner” except in rare circumstances. If they are to be successful, they must be within walking distance of nearby residents. They also need to be designed and scaled to serve the surrounding neighborhood; therefore, a “one size fits all” approach to density or uses may not be appropriate. The areas identified are conceptual, actual sites will be evaluated for its ability to serve such a function, and appropriate zoning changes will be developed on a case-by-case basis.

Medical—The Medical category is designated to recognize the area primarily devoted to providing medical services and the advancement of the medical science. The Medical category will provide Boyne City residents with medical and related services in town without having to travel to Charlevoix , Petoskey or other areas for care.

General Commercial--The General Commercial category is designed to provide a location for more intense retail that will serve the broader community or region. It may include, but is not limited to, general retail and office, larger retail centers, and regional centers. Pedestrian connections and bicycle parking facilities are an important design feature to this area. Buildings will be as close as possible to the road frontage with parking on the side or in the rear.

INDUSTRIAL

Industry—This classification provides for freestanding sites and campus/complex development accommodating flexible uses of space. Uses include research and development activities, light industrial uses, office uses, high-tech uses, and distribution uses.

PUBLIC SERVICES AND FACILITIES

Community Service--Public services and Boyne City’s schools play an important role in the city’s economy and overall vitality. Not only do they provide valuable jobs in the city, they serve educational, recreational, government needs of the area, attract new and expanded business to the region, and broaden cultural opportunities within the city. In order to compete in their respective missions, they must continue to change and grow over time. Some Community Service areas may pose impacts on adjoining residential neighborhoods. Issues such as noise, parking, traffic, housing costs and neighborhood character are of concern. Certain services that are critical to the operation of the city such as snow plowing, storage of salt, composting and waste disposal should be heavily buffered from surrounding residential areas.

Marina--The marina areas along Boyne City’s waterfront play an important role in the economic, recreation and transportation needs of the city. In the future these areas may play an increasing role in bulk transportation and passenger travel much as it did in the past.

Community Recreation—This classification is for improved and unimproved recreation areas and park facilities, including neighborhood, community, and Greenway/Bikeway/Pedestrian Links. This classification covers those areas provided as part of a larger use, in between uses, or along transportation routes that serve to connect parks, recreation, and open space into a unified network of facilities.

Waterfront Considerations

Lake Charlevoix and the Boyne River are vital components of Boyne City, and as such the protection of these resources continues to be critically important. The Boyne City Zoning Ordinance includes regulations designed to protect the shoreline areas. As further development or redevelopment occurs, the City will continue to evaluate the tools and techniques available to implement the best management practices for shoreline and water quality protection.

Trail Connections

As a designated Trail Town community, Boyne City continues to expand its network of trails. Efforts are underway to link various points of interest within the City and increase the connections to the ever-expanding regional trail network. Existing and future trail routes are shown on the Future Land Use map.

Boyne City DRAFT Future Land Use PC Discussion Map- April 2015

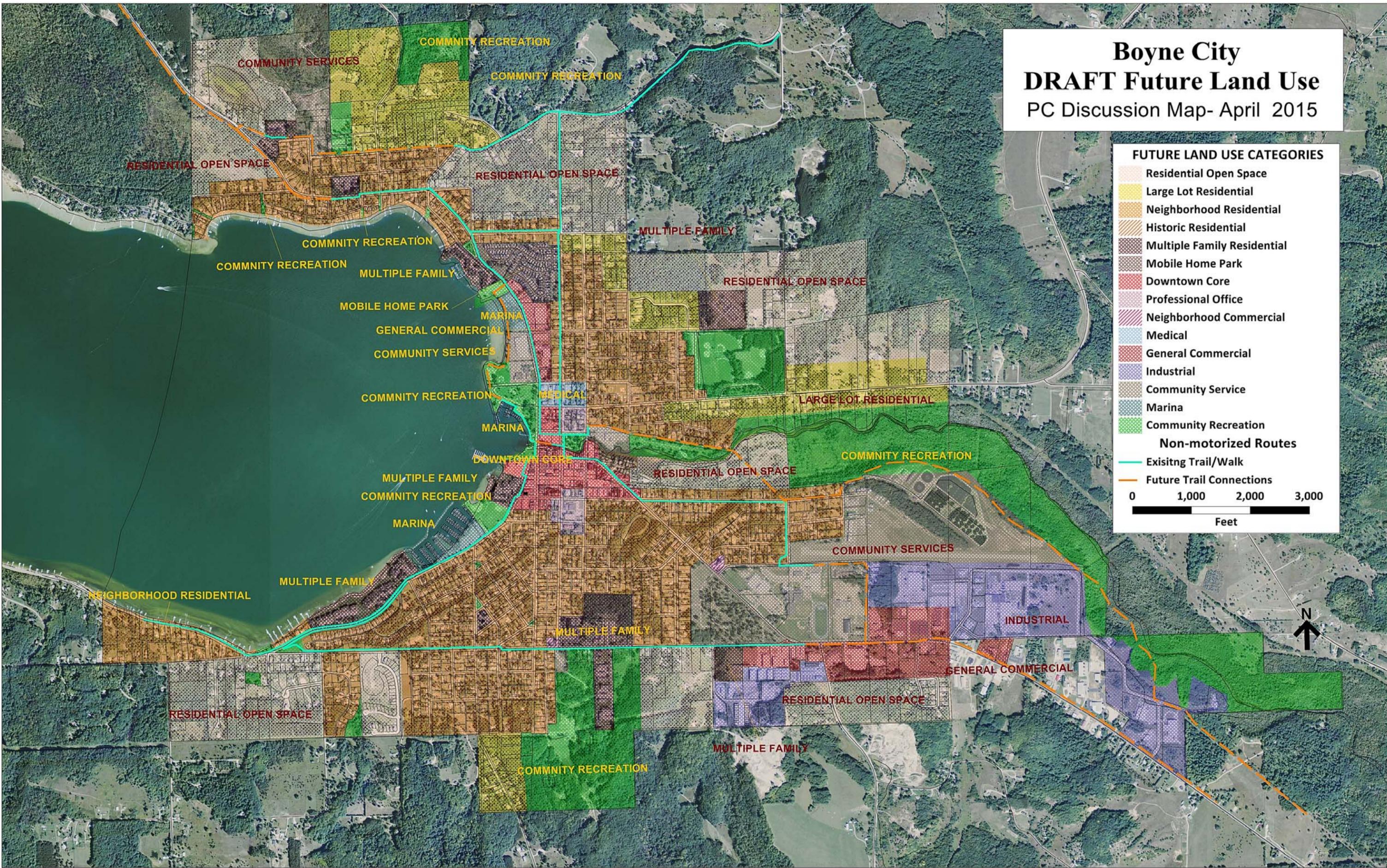
FUTURE LAND USE CATEGORIES

- Residential Open Space
- Large Lot Residential
- Neighborhood Residential
- Historic Residential
- Multiple Family Residential
- Mobile Home Park
- Downtown Core
- Professional Office
- Neighborhood Commercial
- Medical
- General Commercial
- Industrial
- Community Service
- Marina
- Community Recreation

Non-motorized Routes

- Existing Trail/Walk
- Future Trail Connections

0 1,000 2,000 3,000
 Feet



Chapter 4 Implementation and Plan Adoption

Plan Implementation

A Master Plan is developed to provide a vision of the community's future. It is designed to serve as a tool for decision making on future development proposals. A Master Plan will also act as a guide for future public investment and service decisions, such as the local budget, grant applications, road standards development, community group activities, tax incentive decisions, and administration of utilities and services.

According to the Michigan Zoning Enabling Act, comprehensive planning is the legal basis for the development of a zoning ordinance. Section 203 of the Act states: "The zoning ordinance shall be based on a plan designed to promote the public health, safety and general welfare, to encourage the use of lands in accordance with their character and adaptability, to limit the improper use of land, to conserve natural resources and energy, to meet the needs of the state's residents for food, fiber, and other natural resources, places of residence, recreation, industry, trade, service, and other uses of land, to insure that uses of the land shall be situated in appropriate locations and relationships, to avoid the overcrowding of population; to provide adequate light and air; to lessen congestion of the public roads and streets, to reduce hazards to life and property; to facilitate adequate provision for a system of transportation, sewage disposal, safe and adequate water supply, education, recreation, and other public requirements, and to conserve the expenditure of funds for public improvements and services to conform with the most advantageous use of land resources, and properties."

Zoning

The Zoning Ordinance is the most important tool for implementing the Master Plan. Zoning is the authority to regulate private use of land by creating land use zones and applying development standards in various zoning districts. The City of Boyne City is covered by the Boyne City Zoning Ordinance regulating land use activities.

In accordance with the Michigan Planning Enabling Act, Table ____, shows the relationship between the Future Land Use Categories as described in Chapter ____ and the zoning districts as described and regulated in the Boyne City Zoning Ordinance.

The first Zoning Ordinance was adopted in _____. The current ordinance was last amended in _____. The Zoning Ordinance should now be reviewed to ensure the Ordinance is consistent with the goals and the Future Land Use as presented in this Master Plan. Boyne City intends to update the Zoning Ordinance, as needed, to ensure consistency with the City's vision for the future and provide development options to better meet the goals of this plan.

Table ____		
City of Boyer City		
FUTURE LAND USE CATEGORIES AS RELATED TO ZONING DISTRICTS		
Future Land Use	Zoning District	
➤ Residential Open Space ➤ Large Lot Residential	RED	Rural Estate District
➤ Historic Residential ➤ Neighborhood Commercial	TRD	Traditional Residential District
➤ Neighborhood Residential	WRD	Waterfront Residential District
	MHPD	Manufactured Housing Park District
➤ Multiple Family Residential ➤ Senior Campus	MFRD	Multiple Family Residential District
➤ Professional Office ➤ Medical	POD	Professional Office District
➤ Marina	WMD	Waterfront Marina District
➤ Downtown Core	CBD	Central Business District
➤ General Commercial	TCD	Transitional Commercial District
	GCD	General Commercial District
➤ Industrial	RC/ID	Regional Commercial/Industrial District
	PID	Planned Industrial District
➤ Community Service	CSD	Community Service District
➤ Community Recreation	---	Any/ All Districts
Any/ All	FHD	Flood Hazard District --Overlay

Grants and Capital Improvement Plan

As stated earlier, the Master Plan and Recreation Plan can also be used as a guide for future public investment and service decisions, such as the local budget, grant applications and administration of utilities and services. Many communities find it beneficial to prioritize and budget for capital improvement projects, such as infrastructure improvements, park improvements, etc. A Capital Improvements Program (CIP) is one tool which is often used to establish a prioritized schedule for all anticipated capital improvement projects in the community. A CIP includes cost estimates and sources for financing for each project, therefore can serve as both a budgetary and policy document to aid in the implementation of a community's goals defined in the Master Plan.

Other programs and Initiatives

The City of Boyne City actively participates in number initiatives which contribute to the implementation of the Master Plan goals, a sample of such current initiatives include:

- Redevelopment Ready Communities
- Michigan Main Street Program
- Trail Town Initiative
- Safe Routes to Schools

As part of the part of the Redevelopment Ready Communities program, the following information has been compiled to share with potential developers to facilitate the re-development of properties in the Downtown Core as identified on the Future Land Use map, and is included as a summary of many of the current plan implementation activities.

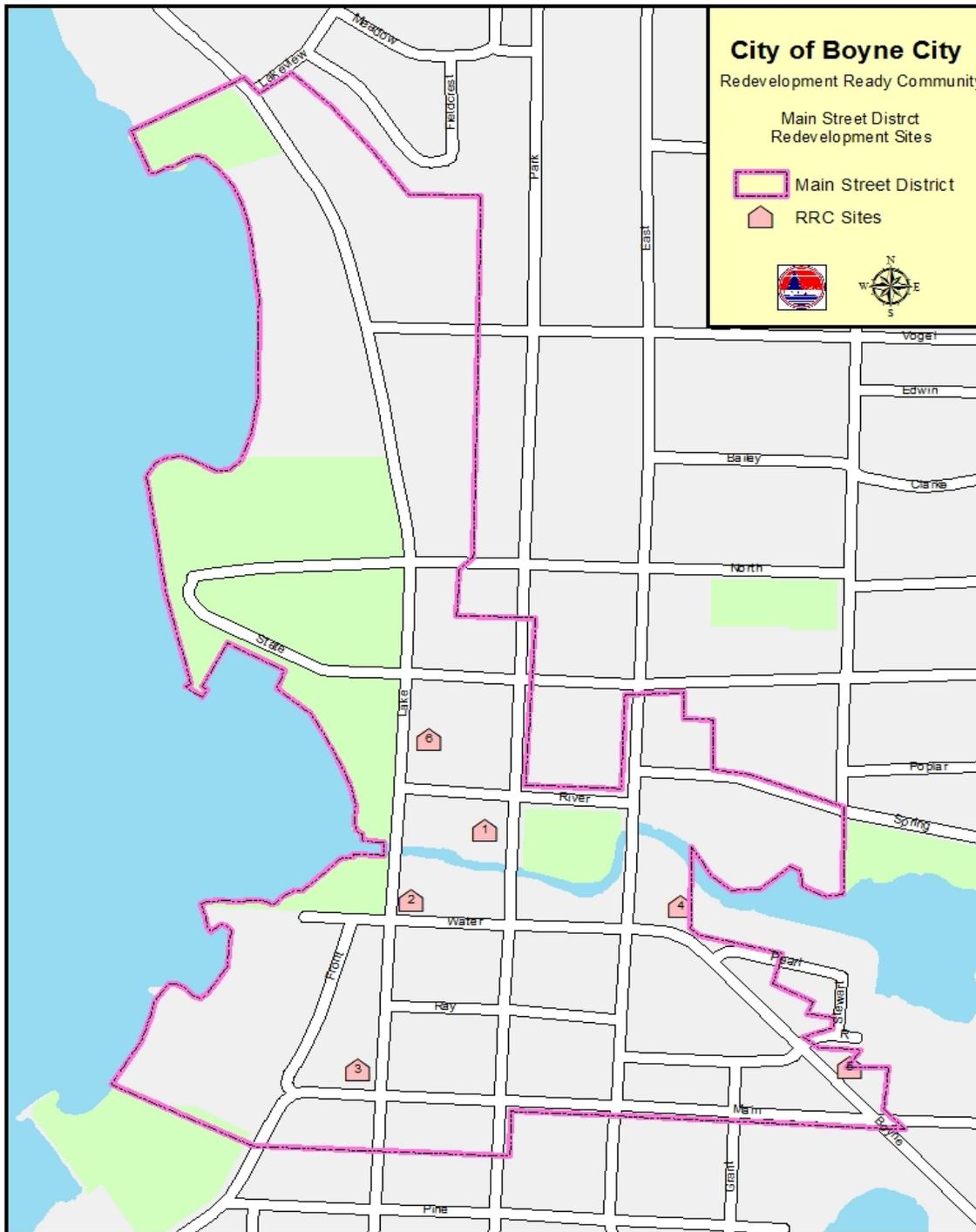
Redevelopment Sites and Strategies - Redevelopment Ready Communities®

To be vibrant and competitive, Boyne City must be ready for development. This involves planning for new investment and re-investment, identifying assets and opportunities, and focusing limited resources. To insure the City was in the best possible position to encourage and capitalize on redevelopment opportunities moving forward, the City applied and was selected to participate in the Redevelopment Ready Communities® (RRC) certification program. The RRC program is offered by the Michigan Economic Development Corporation (MEDC) to municipalities across the state of Michigan. Participation in RRC is a voluntary, no cost certification program promoting effective redevelopment strategies through a set of best practices. The program measures and then certifies communities that integrate transparency, predictability and efficiency into their daily development practices. The RRC certification is a formal recognition that a community has a vision for the future and the fundamental practices in place to get there. RRC certification signals a proactive, business friendly environment to developers and investors and [development projects](#) may qualify for priority funding at the MEDC and MSHDA.

Priority Redevelopment Sites

As part of the RRC certification process the City was required to assemble and prioritize potential redevelopment sites. To accomplish this task the City completed an inventory and review of all the potential redevelopment sites in the City. The criteria used for inclusion into the priority list was the properties needed to be located in or close to the downtown, needed to be currently vacant or underutilized land and/or buildings, and the properties had attributes that set the site apart such as historic designation, blight, location, architecture or other unique characteristics that would make it an important and significant property. Through this review

process ten potential redevelopment sites have been identified. While some of the sites are currently listed for sale others are not and the property may not be immediately available. In all cases inquiries regarding the status of the property should be made to the property owners.



Site 1

Currently paved and being used as a City Parking lot, the property has frontage on Park and River Streets and is zoned and suitable for a mixed use commercial-residential project. Across the street from the historic Old City Park, the lot has approximately 135' of frontage on the Boyne River.

Address: 17 N Park St.
Status: Available - City Owned
Zoning: Central Business District
Building Size: Vacant
Parcel Size: 132' x 182'
City Water: Yes
City Sewer: Yes



Site 2

Located in the center of downtown with frontage on Lake and Water Streets the property was used previously for retail. The property has excellent water views with Lake Charlevoix and Sunset park across the street. The building was constructed in 2001 and has 4,900 Sqft that could be used as a single unit or potentially 2 to 3 units.

Address: 101 Water St.
Status: For Lease MLS # 442998
Zoning: Central Business District
Building Size: 4,900 Sqft
Parcel Size: 80' x 80'
City Water: Yes
City Sewer: Yes



Site 3

This property includes 8,000 Sqft restaurant and bar which has a Class C Liquor License, a 9,485 Sqft Bellamy Opera House which is The Boyne Theater and 2 vacant parcels. Vacant parcel next to the restaurant currently serves as patio seating for the restaurant.

Address: 220 S Lake St.
Status: For Sale MLS # 439638
Zoning: Central Business District
Building Size: 17,500 Sqft
Parcel Size: 120' x 175'
City Water: Yes
City Sewer: Yes



Site 4

Victorian previously used for professional office. Property is suitable for commercial/professional office, personal residence or bed and breakfast. Property has 120' of frontage on Boyne River.

Address: 311 E Water St.
Status: For Sale MLS # 440675
Zoning: Central Business District
Building Size: 2,700 Sqft
Parcel Size: 75' x 220'
City Water: Yes
City Sewer: Yes



Site 5

The building has approximately 1641 Sqft for showroom and 2443 sq ft of warehouse space, total of 4084 square feet for gross building area.

Address: 437 Boyne Ave
Status: For Sale MLS # 440741
Zoning: Central Business District
Building Size: 4,100 Sqft
Parcel Size: 75' x 220'
City Water: Yes
City Sewer: Yes



Site 6

This currently vacant building is located close to down town with views of Lake Charlevoix. Property has 111' of frontage on Lake Street with ingress and egress from Lake and Park streets. Veterans Park is directly across the street.

Address: 100 N. Lake St
Status: For Sale MLS # 438832
Zoning: Central Business District
Building Size: 5,000 Sqft
Parcel Size: 111' x 115'
City Water: Yes
City Sewer: Yes



Redevelopment Strategy

The redevelopment strategy used by the City is a three pronged approach and focuses on Placemaking, Marketing and Support. In simple terms the City Redevelopment Strategy is focused on building a place people want to be, letting them know about it, and helping them when they get here.

Placemaking

Placemaking is a multi-faceted approach to the planning, design and management of public spaces. Placemaking capitalizes on the community's assets, inspiration, and potential, with the intention of creating public spaces that promote people's health, happiness, and well being. This approach is commonly described as creating a "sense of place". The concept is based on a single principle – people choose to settle in places that offer the amenities, social and professional networks, resources and opportunities to support thriving lifestyles.

Enhancing the downtown's physical environment and capitalizing on its best assets helps create an inviting atmosphere. Attractive window displays, building improvements, streetscapes and landscaping are some of the physical improvements that can be implemented to help create a unique and special place.

How well a place is connected to its surroundings both visually and physically is an important aspect in placemaking. A successful public space is visible, easy to get to and around. Physical elements can affect access (a continuous row of shops along a street is more interesting and generally safer to walk by than a blank wall or empty lot), as can perceptions (the ability to see a public space from a distance). Accessible public places have a high turnover in parking.

Comfort and image is also a key to whether a place will be used. Perceptions about safety and cleanliness, the context of adjacent buildings, and a place's character or charm are often foremost in people's minds as well as more tangible issues such as having a comfortable place to sit. The importance of people having the choice to sit where they want is generally underestimated.

Lastly, activities that occur in a place, friendly social interactions, free public concerts, community art shows and more, are basic building blocks: they are the reasons why people come in the first place and why they return. Activities also make a place special or unique, which, in turn, may help generate community pride.

Marketing

Marketing a community's unique characteristics to residents, business owner's, visitors, and investors is a key factor in the success of a community. To create and maintain an effective market campaign a professional and well executed promotional program needs to be developed. The marketing of Boyne City has been primarily developed and implemented by the Boyne City Chamber of Commerce and the Boyne City Main Street promotions committee. The Chamber of Commerce through its website and newsletter is continuously marketing the community by providing information and resources on activities, attractions and events in the area. Through the Main Street Program the promotions committee fosters an atmosphere of cooperation and unity and builds partnerships in all sectors of the community. The committee promotes well-designed sustainable downtown projects and events while maintaining the rich cultural and historic heritage of our downtown. Through the efforts of the Promotions Committee the City has developed a positive, promotional strategy through advertising, retail activities,

special events and marketing campaigns developed to encourage commercial activity and investment in the area.

Support

A robust system of support for redevelopment is provided by a variety of local, regional and state agencies and organizations. These agencies and programs are just some examples of the type of assistance that is available. Prior to commencing any redevelopment project it is highly recommended that representative from these organizations or agencies be contacted to assist with exploring potential programs that may provide assistance for a project.

Established in 2003, the award-winning downtown Boyne City Main Street program which is under the umbrella of the city government as a Downtown Development Authority (DDA), allows tax dollars to be invested within the downtown district for a variety of projects to keep it vital and prosperous. The projects are outlined in the DDA Development Plan and Tax Increment Financing Plan.

The Boyne City Main Street is a volunteer-based program, meaning its success is the result of the efforts of many. The program is based on the National Main Street Four-Point Approach to historic preservation and economic development which are:

1. **Organization:** The organization committee is focused on building a broad-based support system for downtown revitalization by recruiting volunteers, raising funds, and promoting the program.
2. **Promotions:** The promotions committee is responsible for marketing the downtown's assets, enhancing the City's image, and creating special events to build a fun and exciting atmosphere for residents, visitors, customers, and investors.
3. **Economic Restructuring:** This committee is called TEAM BOYNE which is a network of community leaders and residents working together to make Boyne City a friendly environment for businesses and an encouraging community for entrepreneurs. Working together as a team, this committee works to strengthen the downtown's economic base, support existing small businesses and recruit new businesses.
4. **Design:** The design committee reviews building construction and capital projects in the district and is in charge of enhancing the physical appearance of the downtown by focusing on historic preservation, public improvements, lighting, signage, storefronts, and landscaping.

Using this four point approach as its foundation the city has the tools to revitalize the downtown district by leveraging local assets, from cultural or architectural heritage to local enterprises and community pride. The four points of the Main Street approach work together to build a sustainable and complete community revitalization effort.

At the regional level the most prominent business and economic development organizations providing assistance are the Northern Lake Economic Alliance and Networks Northwest.

[Northern Lakes Economic Alliance](#) is a valuable resource available to area businesses and future entrepreneurs. The mission of the NLEA is "to enhance the economy in Antrim, Charlevoix, and Emmet counties by acting as a resource to retain and create quality jobs." As part of their services the NLEA offers a two-hour monthly class, "How to Really Start Your Own Business: Practical Information From Those Who Have Done It," in partnership with the Tip of

the Mitt SCORE Chapter. The [Tip of the Mitt SCORE](#) counselors provide additional resources as well as apply practical knowledge of starting a business.

Networks Northwest, formerly Northwest Michigan Council of Governments, is a regional organization serving businesses, non-profits, community organizations, individuals, and units of government. Their mission is to build stronger communities and enhance the quality of life in Northwest Michigan. Founded in 1974, Networks Northwest facilitates and manages various programs and services for the ten county region. These programs include Northwest Michigan Works, YouthBuild, Small Business & Technology Development Center, Procurement Technical Assistance Center, various business services, and many different regional planning initiatives in response to our communities' requests and needs. You will see the broad spectrum of workforce, business and community services Networks Northwest offers as you look through their web site.

At the State level a variety of economic development support and resources are provided by the Michigan Economic Development Corporation (MEDC), the Michigan State Housing Development Authority (MSHDA) and the State Historic Preservation Office (SHPO).

The MEDC provides assistance by providing community development incentives that focus on creating vibrant, sustainable and unique places. Some of the economic development services and programs designed to attract and retain talent in Michigan communities that the MEDC administers are the Brownfield Tax Increment Financing Act 381 Work Plan, the Community Development Block Grant program, the Core Community Fund, the Michigan Community Revitalization Program and the Urban Land Assembly fund. Through these programs the MEDC can assist with the reinvigoration of city centers and rural communities across Michigan.

MSHDA's mission is to enhance Michigan's economic and social health through housing and community development activities. MSHDA offers a wide variety of assistance and programs to the public and private sector to assist in building a strong and vibrant Michigan. Some examples of assistance offered by MSHDA's include it's Community Development Division (CDD) that supports affordable housing and vibrant places by providing financial resources, technical assistance, and training to nonprofits and local governments. Through MSHDA's Cultural Economic Strategy (CED) support is provided for cultural economic development by assisting communities in leveraging their creative talent and cultural assets to spur economic growth and community prosperity.

SHPO works with homeowners, developers, government agencies, and nonprofit organizations to preserve the places that make our communities unique. Historic preservation enhances property values, creates jobs, revitalizes downtowns and promotes tourism. SHPO programs such as the Historic Preservation Tax Credit program, the Michigan Lighthouse Assistance Program, and the National Register of Historic Places support people who want to preserve Michigan's historic places as vibrant, vital community assets so they can be enjoyed by Michiganders and visitors alike.

Plan Adoption Documentation

Draft Plan Circulated for Comments

The draft Boyne City Master Plan was transmitted to the City Commission for review and comment in _____. The City Commission approved the draft plan for distribution on _____. Following the Commission's approval for distribution the proposed plan was distributed to the adjacent Townships (_____), as well as to the Charlevoix County Planning Commissions on _____ for review and comment. Comments were received from _____, and are provided at the end of this chapter.

Public Hearing

A public hearing on the proposed Master Plan, as required by the Michigan Planning Enabling Act, as amended, was held on _____. The legally required public hearing notice was published in the _____ [newspaper] on _____, as well as on the City website. A copy of the public hearing notice is reproduced at the end of this chapter. During the review period, the draft plan was available for review on the City's website, at the City Hall, or by contacting the Boyne City Planning Director.

The purpose of the public hearing was to present the proposed Master Plan to accept comments from the public. _____ local residents and/or business owners attended the public hearing. Minutes from the Public Hearing are provided at the end of this chapter.

The public hearing began with a brief explanation of the planning process. Plan development included several Planning Commission workshop meetings, and public input sessions. During the hearing, maps of existing land use, color coded resource, and proposed future land use recommendations were presented.

Plan Adoption

At a Planning Commission meeting following the public hearing on _____, the Planning Commission discussed the written comments received. The Planning Commission took action to formally adopt the Boyne City Master Plan – 2015 Update, including all the associated maps by resolution on _____.

Per the Michigan Planning Enabling Act, as amended, on _____, the City Commission asserted the right to approve or reject the plan. The City Commission formally adopted the plan on _____.

Legal Transmittals

Michigan planning law requires that the adopted Master Plan be transmitted to the City Commission, as well as to the adjacent Townships and the County Planning Commission. Copies of these transmittal letters appear at the end of this chapter.