

**Meeting of
August 19, 2013**

Record of the proceedings of the Boyne City Planning Commission meeting held at Boyne City Hall, 319 North Lake Street, on Monday, August 19, 2013 at 5:00 pm.

Call to Order

Chair MacKenzie called the meeting to order at 5:03 p.m.

Roll Call

Present: Gretchen Crum, George Ellwanger, Jim Kozlowski, Jane MacKenzie, Lori Meeder, Tom Neidhamer, Aaron Place, and Joe St. Dennis
Absent: Chris Frasz (*excused*)

Meeting Attendance

City Officials/Staff: Planning Director Scott McPherson, Assistant Planner / Zoning Administrator Annie Doyle and Clerk / Treasurer Cindy Grice
Public Present: Four

Consent Agenda

2013-08-19-11

Ellwanger moved, Meeder seconded, PASSED UNANIMOUSLY, a motion to approve the consent agenda. Approval of the July 15, 2013 Planning Commission minutes as presented.

**Comments on
Non-Agenda Items**

None

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

None

**Unfinished Business
New Business**

None

**Lewis Street Alley Vacation
Request**

Planning Director McPherson discussed the application submitted by Leon Dyer at 530 Lewis Street for the vacation of a public way. Also submitted was a petition from four other property owners. They are requesting the alley located between Franklin Street and Division, west of Lewis Street be vacated. The alley is 16.5' wide and 450 feet in length and runs between lots 28, 30, 32, 34, 35, 36, 37 and 50, 51, 52, 53, 41, 40, 39, 38 of C. G. Lewis Addition. Before an alley can be vacated by the City Commission, a recommendation on the proposed vacation request from the Planning Commission is required. There is one property owner who is not in favor of the alley vacation request.

Gretchen Crum confirmed with Scott that the objecting property owner did not use that area for parking and utilities in that alley.

Joe St. Dennis inquired about leaving an easement for future utilities. Scott said staff looked at the area and so no need for future utility installation on that property. Utility poles can be installed in right of ways.

Tom Neidhamer inquired if there was criteria the Planning Commission had to use to in that process. Scott, no. Mr. Neidhamer also inquired if we are land locking access and said we need to be careful to zone the property, not ownership? At this point, the alley would have to be developed in order to develop Alice Street.

Lori Meeder asked if there were others who might be impacted by this and do we have a lot of vacated alleys in town? Scott stated yes. It is a request that comes thru a few times a year. There are a few alleys that are accessed and maintained by the City.

George Ellwanger said it doesn't seem fair to that property owner who is not in favor of this because it will impact her taxes. The other property owners are fine and agree to this. Scott added that Mr. Dyer is the only one who doesn't have

access to the street right now. Any kind of access road would not be allowed to be built on that alley.

Jim Kozlowski said he would like to see it all vacated, not just portions of it.

2013-08-19-12

Crum moved, St. Dennis seconded, PASSED UNANIMOUSLY, a motion to approve to recommend to the City Commission, the proposed alley vacation request from Mr. Dyer.

**Pre-application for a
Maintenance Building
addition request by The
Harborage**

Planning Director Scott McPherson discussed the pre-application of The Harborage Condominium Association that was requested by their representatives to review the possibility of construction of a new building or adding on the existing building located on Association property at the corner of Division and Second Streets. In 1995, the City approved the relocation of a 40' x 70' maintenance building from its location on Second Street to be used for the storage of maintenance equipment owned and used by the association for maintenance and upkeep of the association properties. At the time of the approval, conditions were established that included no outdoor storage, landscaping and paving. A land reconfiguration was approved by the City that created the parcel in 1995 as well. In 2001, the Master Deed for the Harborage was amended to reconfigure the Maintenance Building parcel by acquiring approximately 3 acres of adjacent property. While the master deed amendment was recorded at the County, no record was found of a review of the lot reconfiguration being completed by the City. Also since 2001, the building has served as the maintenance and storage facility for The Harborage and the property has been used to varying degrees for outdoor storage. While the storage is well screened with a berm and mature vegetation, formal approve for the use of the property for outdoor storage has not been requested or approved.

Chair MacKenzie inquired if this is part of the PUD. Scott McPherson said it looks like a part of it is, then after another look; it is reviewed under a TRD.

Kevin Lavin from The Harborage said improvements to the property are taking place. They are cleaning off the shoreline and the maintenance area is a staging area for that project. They need an additional 1,400 square feet of unheated area to store their equipment. They don't want to store their boat trailers near their area. Scott said he has received calls concerning outdoor storage there in general. Mr. Lavin added they also think they can do a little more to screen the area. More screening to the make it more appealing to the neighbors is a must.

Tom Neidhamer said the current building seems pretty unnoticeable.

George Ellwanger said he would like to see more screening, but would have no problem recommending this.

Jim Kozlowski asked if this parcel is fenced or secured and was informed it is buffered.

Staff Report

Scott McPherson said he and Annie Doyle went to the RCC Planning meeting recent. Annie is currently working on a public participation plan and that will need to be formalized. We are getting \$7,500 from an MEDC grant for the design charette. We are also going to try to initiate the Marvin Loding award. The idea came up at a recent City Commission meeting. Tom Neidhamer said he thinks it is fantastic to redo it. We should try to stick to residential and commercial awards. Maybe it should be reviewed before it's reinstated. Gretchen Crum added the spirit is there. Scott said he will bring it back on the next agenda.

Good of the Order

Jim Kozlowski said the people are driving on the sidewalk on the west end of the ball field on Vogel Street, near the Brook.

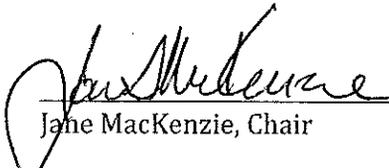
Adjournment

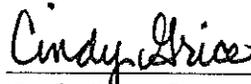
The next meeting of the Boyne City Planning Commission is scheduled for September 16, 2013 at 5:00 pm in the Auditorium.

2013-08-19-13

****MOTION**

Crum moved, Meeder seconded, PASSED UNANIMOUSLY a motion to adjourn the July 15, 2013 meeting at 6:03 p.m.


Jane MacKenzie, Chair


Cindy Grice, Clerk / Treasurer