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| Meeting of September 18, 2017 | Record of the proceedings of the Boyne City Planning Commission regular meeting held at Boyne City Hall, 319 North Lake Street, on Monday September 18, 2017 at 5:00 pm. |
| Call to Order | Vice Chair Place called the meeting to order at 5:00 p.m. |
| Roll Call | Present: Ken Allen, Tom Neidhamer, Aaron Place, Jeff Ross and Joe St. Dennis Absent: Jason Biskner, George Ellwanger, Chris Frasz and James Kozlowski |
| Excused Absences **Motion | 2017-09-18-02 Allen moved, Ross seconded, PASSED UNANIMOUSLY , a motion to excuse the absence of Biskner, Ellwanger, Frasz and Kozlowski. |
| Meeting Attendance | City Officials/Staff: Planning and Zoning Administrator Scott McPherson and Recording Secretary Pat Haver Public Present: 2 |
| Consent Agenda **Motion | 2017-09-18-03 Ross moved, Neidhamer seconded, PASSED UNANIMOUSLY , a motion to approve the Planning Commission minutes from August 21, 2017 as presented. |
| Citizen comments on Non-Agenda Items | None |
| Reports of Officers, Boards and Standing Committees | None |
| Unfinished Business | Planning Director McPherson reviewed his staff report that was included in the agenda packet. The Boyne City Preschool submitted an application for a sketch plan review for a development plan amendment on a 56 x 26 ft. addition to their existing structure for additional classroom space, kitchen, office space and entry. This board reviewed the proposed plan at the regular May meeting, but could not approve the plan as it was proposed because it did not meet the ordinance requirements for parking. Today they have submitted additional plans showing a deferred parking area in the back of the building and is requesting a waiver to be granted of the parking requirements as provided by section 25.10(B)(3). While the parking area of the previously approved plan in 1988 is being eliminated with the proposed addition, a new paved parking area in the right of way is being developed with the guidance of the City's DPW staff and would be acceptable with the provision that an easement for a sidewalk is obtained, which the daycare center has indicated would be granted. The board had questions about the current parking situation and if the proposed parking in front would be curved or straight. DPW Director Kovolski is currently working with them as a portion of the parking will be in the right of way, it is not a high traffic area, and is on a very narrow road; this area will be paved, once the addition is completed. Other inquiries were what would trigger the "need" for the deferred parking to be completed, it depends upon enrollment, staffing and future growth. The deferred area is currently located over their septic field & tank, and they are aware that if the parking has to be established, they will need to hook into the city's water and wastewater systems. Kristin Noblett, applicant for the preschool; was very appreciative of staff's guidance both in the Planning Department and the DPW. |
| Proposed Site Plan Amendment for Boyne City Preschool 1040 Roosevelt St. | |

****Motion**

With no further board discussion, **motion by Allen, seconded by Ross** to approve the development plan amendment for the Boyne City Preschool as presented with approval of a waiver for the deferred parking area as provided by Ordinance section 24.10 (B)(3) as the proposed plan meets all other applicable ordinance requirements.

2017-09-18-6A

Roll Call:

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

Nays: None

Absent: Biskner, Ellwanger, Frasz and Kozlowski

Motion Carries

New Business

Ordinance interpretation recommendation from Zoning Board of Appeals

Planning Director McPherson reviewed his staff report that was included in the agenda packet. After a review of the zoning ordinance, staff requested an interpretation of section 20.30(L) by the Zoning Board of Appeals at their meeting on September 5, 2017. This section seemed contradictory in stating no rear or side yard setback is required for properties abutting a public alley, however, accessory buildings in the rear yard are required to meet setbacks. After discussion from the ZBA a motion was made to refer this item back to the Planning Commission for clarification on the intent of Section 20.30(L) with suggestion from the ZBA that there is some sort of setback for accessory structures on a public alley. At this point, staff feels that it would be best to strike Section 20.30(L) from the ordinance. After discussion from the Planning Commission, they concurred with his assessment and have directed staff to begin the process to have the language stricken from the zoning ordinance by setting up the required public hearings.

Waterfront District Discussion

At the recent ZBA meeting, 2 variance requests were heard that were in the WFD. One of the requirements is a 35 ft setback from the water, which is considered the front yard. There are homeowners in the WFD that do not have waterfront property; however, are encumbered with the same front yard setback requirements. If the homeowners in the WFD that are not on the water were not held to the strict 35 ft front yard setback, one applicant would have been able to move forward with her renovations without having to ask for a variance. What would be the purpose to have these residences burdened with such a large setback if they do not have waterfront properties? There are areas in the city that examples of homes that are in the WFD that are not on the waterfront are the north side of Bay St. and Lower Lake St. Staff has been directed to come up with wording to alleviate the strict requirements of the non-waterfront properties in the WRD

Staff Report

- It is once again time to come up with nominations for the Marvin Loding Awards that are presented to individuals and businesses who have been recognized for their efforts in the upkeep, renovations and pride in their homes and businesses.
- Planning Staff will be attending the Michigan Association of Planners conference next week.
- Networks Northwest will be holding a Housing Forum on October 16th in Traverse City, from 9 to 4:00 pm. Anyone who is interested in attending, please let Scott or Pat know so that we can get participants registered. So far, Scott McPherson, Michael Cain, Ken Allen and Jeff Ross have expressed an interest in attending.

Good of the Order

Ken Allen is requesting a review of the uses for the new city facilities building, specifically the downstairs. The Winter Farmers Market has been proposed to use the lobby and the training/conference room this winter, and his concern is that the city did not take the time to consider additional uses for the time the market is in the building and the impact that it may have. A letter was submitted to the Mayor for consideration on groups, times and charges for the space.

Adjournment

The next regular meeting of the Boyne City Planning Commission is scheduled for Monday, October 16, 2017 at 5:00 p.m.

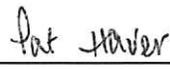
****Motion**

2017-09-18-10

St. Dennis moved, Neidhamer seconded, PASSED UNANIMOUSLY a motion to adjourn the September 18, 2017 meeting at 5:45 p.m.



Vice Chair Aaron Place



Recording Secretary Pat Haver

