

**Meeting of
October 16, 2017**

Record of the proceedings of the Boyne City Planning Commission regular meeting held at Boyne City Hall, 319 North Lake Street, on Monday October 16, 2017 at 5:00 pm.

Call to Order

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

Roll Call

Present: Ken Allen, George Ellwanger, Chris Frasz, James Kozlowski Tom Neidhamer, Aaron Place (arrived at 5:38 pm), Jeff Ross and Joe St. Dennis
Absent: Jason Biskner

**Excused Absences
Motion

2017-10-16-02
Neidhamer moved, St. Dennis seconded, PASSED UNANIMOUSLY, a motion to excuse the absence of Biskner.

Meeting Attendance

City Officials/Staff: Planning and Zoning Administrator Scott McPherson and Recording Secretary Pat Haver
Public Present: None

**Consent Agenda
Motion

2017-10-16-03
Ross moved, St. Dennis seconded, PASSED UNANIMOUSLY, a motion to approve the Planning Commission minutes from September 18, 2017 as presented.

**Citizen comments on
Non-Agenda Items**

None

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

None

Unfinished Business

None

New Business

**Review Proposed
Zoning Ordinance
Amendments to
Article V and Article
XX**

Planning Director McPherson reviewed his staff report that was included in the agenda packet. As directed by the Commission, staff developed proposed zoning ordinance amendment language for Article V Waterfront Residential District (WRD). The amendment was proposed by staff to address an issue of waterfront setbacks being required for parcels that do not have waterfrontage. There are a number of nonconformities that were created with the 35 ft. setback requirement and a number of those would become conforming with the proposed change of reducing the front yard setback to 10 ft. The proposed change would be a text amendment to the WRD district and only the water front setback would change, all other requirements of the district would remain the same and the proposed language would add section 5.60 E to Article V. which would read: *Non-Waterfront Parcels: Parcels in the Waterfront Residential District that do not have waterfrontage shall have a minimum front yard setback of 10 (ten) feet.*

The board discussed the pros and cons of the proposed amendments and had some questions about the chance of infringing into the road right of ways, what would happen with the proposed setbacks and garages that people may want to build, will it alter any parcels into nonconformity, this amendment would also help those WRD parcels that are on a corner, and must currently adhere to the 35 ft. setback on two sides of their

property. There are 5 areas in town that would be effected by the amendment and maps were provided showing the current 35 ft. setback and the proposed 10 ft. setback.

The proposed Article XX Schedule of Regulation amendment was requested of the Planning Commission by the Zoning Board of Appeals to review Article XX, Section 20.30 note l; this was after the Zoning Board of Appeals was unable to interpret the intent of the section due to the confusing and contradictory text. The amendment would not change how things were calculated regarding setbacks on public alleys, just eliminate bad language. Section 20.30 l would be deleted which currently reads: ~~No rear yard or side yard setback is required where such property abuts a public alley, providing the accessory buildings in the rear yard shall meet the required setback.~~

****Motion**

With no further board discussion, **motion by Ross, seconded by Ellwanger** to schedule a public hearing to make the proposed amendments to Article V and Article XX of the Zoning Ordinance as discussed and presented.

2017-10-16-7A

Roll Call:

Ayes: Allen, Ellwanger, Frasz, Kozlowski, Neidhamer, Ross and St. Dennis

Nays: None

Absent: Biskner and Place

Motion Carries

Staff Report

Planning Director McPherson talked about the Northwest Michigan Housing Summit that several representatives from Boyne City attended today. There continues to be a need for affordable housing and this summit came up with some good discussion and ideas. One area is the possibility of upcoming legislation that would assist in ways to figure out the shortage problem and how to move out of it. Another fact discussed was the shortage of skilled laborers to build the houses for people to reside in, discussion on "shared housing", matching people who have homes too large to live in by themselves with people who are in need of housing, who would be able to assist in routine maintenance, companionship, and other minor chores for a return of reduction in rent. As the need continues to grow all over the state, discussion will also continue on how to solve this problem.

Good of the Order

- Charlevoix County will be holding a Planners Forum on November 1, 2017 from 4 to 8 pm. There is no charge for attendance, however, you must pre-register by October 27th. Let Pat know if you are interested in attending.

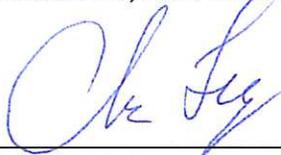
Adjournment

The next regular meeting of the Boyne City Planning Commission is scheduled for Monday, November 20, 2017 at 5:00 p.m.

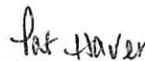
****Motion**

2017-10-16-10

Allen moved Ross seconded, PASSED UNANIMOUSLY a motion to adjourn the October 16, 2017 meeting at 6:00 p.m.



Chair Chris Frasz



Recording Secretary Pat Haver