

Approved:

**Meeting of
August 16, 2021**

Record of the proceedings of the Boyne City Planning Commission meeting held in the City Commission Chambers on Monday August 16, 2021 at 5:30 pm.

Call to Order

Chairman Aaron Place called the meeting to order at 5:30 p.m.

Roll Call

Present: Jim Baumann, Larry Chute, Skylar MacNaughton, Nichole Moblo, Tom Neidhamer, Tim Nemecek, Aaron Place, Jeff Ross and Monica Ross
Absent: None

Meeting Attendance

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

**Consent Agenda
Motion**

2021-08-16-03
Neidhamer moved, Nemecek seconded, passed with Chute, MacNaughton, and J. Ross abstaining, a motion to approve the consent agenda, the Planning Commission minutes from July 19, 2021 as presented.

**Citizen comments on
Non-Agenda Items**

None

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

None

Unfinished Business

None

New Business

**Proposed Zoning
Ordinance
Amendment to
remove 500 ft
separation distance
requirement for Bed
and Breakfast
facilities**

During the last meeting, board members wanted staff to bring back amendment language to eliminate the minimum 500 ft separation distance between Bed and Breakfast land uses. In the agenda packet language has been provided for review and discussion. Section 21.68 (G) would be stricken from the Zoning Ordinance eliminating the distance requirement. Board members understand that the designation stays with the land, however, do not feel that it is right if you have the designation and do not use it, that the owner should have to reapply after an extended period of non-use. There have been 3 bed and breakfast applications approved since the zoning ordinance was adopted, however, only 1 is still in use today. With the increase in short term rentals, it would be very difficult to monitor those uses; and how would they affect the bed and breakfast distance requirement? The major difference in short term rentals and bed and breakfast establishments is that B&Bs are owner occupied, while short term rentals may not be. With no further board discussion, **motion by Baumann, seconded by Nemecek** to recommend staff schedule a public hearing for the proposed amendment change to the zoning ordinance for the elimination of Section 21.68 (G).

Motion

2021-08-16-7A

Roll Call:

Ayes: Baumann, Chute, MacNaughton, Moblo, Neidhamer, Nemecek, Place, J. Ross and M. Ross

Nays: None

Absent: None

Abstain: None

Motion Carries

Development of a Planning Commission Work Plan

Planning Director McPherson reviewed his staff report included in the agenda packet. To help guide the activities of the planning commission, the development of a work plan is being proposed. A work plan should be primarily guided by the state mandated role and responsibilities of the planning commission, the city's adopted Master Plan, along with the adopted goals of the city; which are: be excellent stewards of taxpayer funds, increase housing availability, keep Boyne City's economy strong and resilient, and protect Lake Charlevoix and Boyne River. The goals set in the adopted 2015 Master Plan are: inspiring local business and economic development, an active community embracing recreation and water based opportunities, housing opportunities for all and working cooperatively with neighbors. Staff believes a work plan is a good idea, and is proposing funds in the new budget cycle to completely update the current Master Plan; and currently looking at areas of the zoning ordinance that may have to be updated at the same time. During commission discussion, housing availability, or lack thereof, was the #1 priority. During the last few years, significant amendments have been made to the zoning ordinance to help eliminate housing barriers, with advent of tiny houses, accessory dwellings, and cluster housing. The current problems are increased costs of building materials, lack of tradesmen and women and developers are not able to build affordable housing without getting help from MISHDA. Another concern for the commission is the lack of smaller hotels in the area. The EDC/LDFA are actively recruiting for businesses to come to Boyne, but the lack of available employee housing is becoming a deterrent and smaller hotels in the city or just outside have been discussed. Some community concerns are for the deterioration of the sea wall and river mouth along with the wooden park needs some maintenance and attention. The last two items mentioned, staff will forward onto Tim Faas the Director of Public Works. The draft work plan for the commission will focus on updating the 2015 Comprehensive Plan, continue with annual updates of the Zoning Ordinance and training for the commissions that will give them the tools and knowledge needed.

Staff Report

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- Census data is in, the city grew approximately 2% with right around 3,816 residents. The cities of Charlevoix and East Jordan lost population, while Boyne Valley Township and Boyne Falls grew. Overall Charlevoix County added a couple percent in population. Access to the data will become available, staff is just beginning to work their way through it. The census data should be available online within the next month.
 - The City Commission approved the trail extension from the airport to clean waterway and have paved the little section from the parking lot to the drive connecting the trail.
 - The BC to BV trail is completed and city staff are working on closing out the grant
 - We have had a record year is issuing zoning permits. For single family dwellings we have issued 39 permits with a typical year between 7 and 10, which includes 19 additional manufactured housing lots being constructed, and approximately 22 million dollars have been invested in the community, with 15 million of that the Daifuku's construction.
 - Marijuana group is having trouble getting the board to engage the public. Future meetings have not been scheduled at this time, so staff will bring the matter up to the City Manager

Good of the Order

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- The city has had some crazy good weekends recently
 - Our board does a great job in transparency, we have always had open meetings, and hope as a board we maintain our standard for meetings.
 - Boyne City is a "Can Do" town and come together to try to make things work
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Adjournment

The next regular meeting of the Boyne City Planning Commission is scheduled for Monday, September 20, 2021 at 5:30 p.m.

Motion

2021-08-16-10

MacNaughton moved, J. Ross seconded, passed unanimously, a motion to adjourn the August 16, 2021 meeting at 6:27 pm

Chair Aaron Place

Recording Secretary Pat Haver

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