**Approved:** March 20, 2017

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| **Meeting of February 20, 2017** | Record of the proceedings of the Boyne City Planning Commission regular meeting held at Boyne City Hall, 364 North Lake Street, on Monday February 20, 2017 at 5:00 pm. |
| **Call to Order** | Vice Chair Frasz called the meeting to order at 5:00 p.m. |
| **Roll Call** | Present: Ken Allen, Jason Biskner, George Ellwanger, Chris Frasz, James Kozlowski, Tom Neidhamer, Aaron Place and Joe St. Dennis<br>Absent: None<br>Vacancy: One |
| **Meeting Attendance** | City Officials/Staff: Planning and Zoning Administrator Scott McPherson, Executive Assistant/Harbor Master Barb Brooks and Recording Secretary Pat Haver<br>Public Present: 9 |
| **Consent Agenda** | Clarification was asked for one portion of the January 21, 2017 meeting minutes, page 8 under item number 4; once a review has been done the minutes will be re-submitted for board review and approval. |
| **Citizen comments on Non-Agenda Items** | **Ted Macksey, 44 N. Lake St. and the developer of Jefferson St.** - wanted to let the board know that he will be in front of them next month with a set of revised plans for his development. He will proceed with a conditional re-zoning request for the property. He indicated that his plans have morphed since this board initially saw them last fall. He understands that he needs to make the Planning and City Commissioners comfortable with his project design and wanted to know what the boards were going to do to entice him to progress with his project. He has been thrown together with subsidize housing and feels that he should have the respect from both commissions and make him feel comfortable enough to move forward with his project.<br>**Robin Burke 611 Earl St.** – the 2015 Master Plan and specifically the Adopted Land Use Map, who was involved in this process? Jane MacKenzie was the Planning Commission Chair at the time of the adoption, the Director of the Boyne City Housing Commission and the director of this new development, is there a conflict of interest? We keep hearing that a Housing Task Force will be created, and have not seen anything yet; is there one and what groups of people are involved? All of the information given out by the housing commission shows that subsidized housing is not needed for young adults, that the census shows that retirees are the population that is growing within the City. It has been stated in different meetings that the wording affordable/low income maybe changed, is that so and if it does, it will seem like you are trying to hide something from the public.<br>**McPherson** – The planning process for the Adopted Master Plan was a public process that took over a year and a half and was open to anyone who wished to attend any of the meetings. It was noticed in the paper, had 90 day review periods, it was recommended for adoption by this commission, and ultimately was adopted by the City Commission. There was not a conflict of interest with the adoption of any of the plans with Jane MacKenzie serving on this commission. Effective in January of this year she resigned from the commission. The Housing Task Force is a priority and City Manager Cain is trying to get one established. I have not heard of any suggested language changes to the words affordable/low income housing. If |

anyone is interested, we have an opening on the Planning Commission, and there are numerous other boards that are always looking for volunteers.

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

None

**Unfinished Business**

**Boyne City Housing Commission Rezoning – Applicant request to postpone Planning Commission recommendation**

****Motion**

Included in the agenda packet was an email from the Boyne City Housing Commission asking to postpone the review and recommendation for their rezoning request until a future meeting. Because this item was voted on by this commission to postpone for further review and study until the February 20, 2017 meeting, **motion by Allen, seconded by St. Dennis** to table until a request has been made by the Housing Commission to come back before this board.

**2017-02-20-6A**
**Roll Call:**
Aye: Allen, Biskner, Ellwanger, Frasz, Kozlowski, Neidhamer, Place and St. Dennis
Nay: None
Absent: None
Vacancy: One
*Motion Carries*

**New Business**

**Review of the 2017 – 2022 Capital Improvement Plan**
****Motion**

Planning Director McPherson reviewed the 2017 – 2022 CIP Plan that was included in the agenda packet. The 6 year layout is being shown as projections for 2017 through 2022 with 2016 information included for comparison. The board reviewed this plan and indicated that it was well put together.

**Resolution of Support for the Recreation Plan Amendment**

****Motion**

Planning Director McPherson reviewed the memo included in the agenda packet. To implement the amendment to the City's Recreation Plan, resolutions of support have to be passed by the Parks and Recreation Commission and Planning Commission. It has already gone before the Parks and Recreation Commission and is before you tonight for your resolution of support. **Motion by Ellwanger, seconded by Place** to support a resolution for the recommendation of adoption of the City of Boyne City Recreation Plan Amendment.

**2017-02-20-7B**
**Roll Call:**
Aye: Allen, Biskner, Ellwanger, Frasz, Kozlowski, Neidhamer, Place and St. Dennis
Nay: None
Absent: None
Vacancy: One
*Motion Carries*

**Staff Report**

- With the resignation of Jane MacKenzie, we have an opening on the Planning Commission. We hope to review current applications that are on file, and to make a recommendation for appointment at the next meeting. As the current open term expires in May of 2017, it would be for a full 3 year term.
- Election of officers should be done at the next meeting.
- The Conditional re-zoning training/workshop was well attended and had a lot of good discussion. If you were unable to attend, the audio of the training is available along with a copy of the PowerPoint presentation on our website.

- Kozlowski had questions about what would happen if a developer violated the conditions of a conditional re-zoning request; could you reverse the decision. McPherson advised that it is a contract between the City and the developer and if conditions were not met or adhered to, they would be in violation of the contract and the process of reverting back to the previous zoning of the district would begin.

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**Good of the Order**

- Is the City pursuing an investor for a Laundromat? With growth in town and the location of the State Park and other vacation homes in the area, what do people do that need this service? Team Boyne, is actively pursuing this topic and have reached out to some interested investors without any success; they will continue to look into this venture.
- It has been stated in past meetings that MSHDA regulations are stricter than others for low income housing and if they are not followed, renters must leave. Where do we find a copy of these restrictions/rules? The Boyne City Housing Commission is where you can get a copy.
- Jason Biskner and Ken Allen attended a recent training session on Site Plan Review and found it very informative and useful. Biskner had a copy of the PowerPoint presentation if anyone was interested. Allen agreed that the recent training sessions he has attended were very helpful to him as a Planning Commissioner.

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**Adjournment**

The next regular meeting of the Boyne City Planning Commission is scheduled for Monday, March 20, 2017 at 5:00 pm in the Honeywell Meeting Room.

**2017-02-20-10**

****Motion**

**St. Dennis moved, Place seconded, PASSED UNANIMOUSLY** a motion to adjourn the February 20, 2017 meeting at 5:48 p.m.

Vice Chair Chris Frasz

Pat Haver

Recording Secretary Pat Haver