



**City of Boyne City**  
Founded 1856

319 N. Lake Street

Boyne City, Michigan 49712  
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## AGENDA

### BOYNE CITY PLANNING COMMISSION

Monday, July 21, 2014, 5:00 p.m.

Boyne City Hall



Scan QR code or go to  
[www.cityofboynecity.com](http://www.cityofboynecity.com)

click on Boards & Commissions for complete  
agenda packets & minutes for each board

1. Call to Order
2. Roll Call - Excused Absences
3. Consent Agenda  
*The purpose of the consent agenda is to expedite business by grouping non-controversial items together to be acted upon by one Commission motion without discussion. Any member of the Commission, staff, or the public may ask that any item(s) on the consent agenda be removed to be addressed immediately following action on the remaining consent agenda items. Such requests will be respected.*  
  
Approval of minutes from June 16, 2014 Boyne City Planning Commission meetings.
4. Hearing Citizens Present (*Non-Agenda Items*)
5. Reports of Officers, Boards, Standing Committees
6. Unfinished Business
7. New Business
  - A. Development Plan Review Northern Michigan Holiness Church 630 N. Park Street
  - B. Schedule Public Input Session for Boyne City Master Plan.
8. Staff Report
9. Good of the Order
10. Adjournment – Next Meeting August 18, 2014

*Individuals with disabilities requiring auxiliary aids or services in order to participate in municipal meetings may contact Boyne City Hall for assistance: Cindy Grice, City Clerk/Treasurer, 319 North Lake Street, Boyne City, MI 49712; phone (231) 582-0334*

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**Hometown Feel, Small Town Appeal**

**Meeting of  
June 16, 2014**

Record of the proceedings of the Boyne City Planning Commission meeting held at Boyne City Hall, 319 North Lake Street, on Monday, June 16, 2014 at 5:00 pm.

**Call to Order**

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

**Roll Call**

Present: Jason Biskner, George Ellwanger, Jim Kozlowski, Jane MacKenzie, Lori Meeder and Joe St. Dennis  
Absent: Chris Frasz, Aaron Place (arrived at 5:02 pm) and Tom Neidhamer

**Excused Absence(s)**  
**\*\*MOTION**

**2014-6-16-02**  
**Ellwanger moved, Meeder seconded, PASSED UNANIMOUSLY**, a motion to excuse the absences of Frasz and Neidhamer

**Meeting Attendance**

City Officials/Staff: Planning Director Scott McPherson and Recording Secretary Pat Haver  
Public Present: Five

**Consent Agenda**

**2014-6-16-03**  
**Meeder moved, Ellwanger seconded, PASSED UNANIMOUSLY**, a motion to approve the consent agenda; approval of the Planning Commission minutes from April 21, 2014 and May 19, 2014 as presented.

**Citizen comments on  
Non-Agenda Items**

None

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

The Trail Town plan will be discussed later in the meeting.

**Unfinished Business**

None

**New Business**

Planning Director McPherson reviewed his staff report included in the agenda packet. Barbara Green was before this board last month to look into the appropriateness of operating a dog kennel in the Industrial Park, and has submitted a formal application for that use. Because this use is not specifically listed as an allowed use in the district, a determination needs to be made if the use is compatible, is in character and fits within the district. If you determine the use is appropriate, then you can go on to look at the Standards of Approval and Development Plan Approval. Recently, this request was also presented and reviewed by the EDC (Economic Development Committee) for their review and comment. This board unanimously approved the conditional use of a dog kennel is an appropriate fit, and have recommended approval with the following conditions:  
(1) Hours of operations for outside in the pens to be from 6:30 am to 6:00 pm and then walked outside individually until 9:00 pm  
(2) Dumpster and trash can enclosure will be three sided plus gate  
(3) Screen the East property line with natural obscuring conifers and  
(4) If external lighting needs review, it shall be run through the Planning Director.

**Public Hearing to  
consider a request for a  
dog kennel in the  
Planned Industrial  
District located at 1441  
Lexamar Drive**

**Barbara Green, Applicant** – I really don't have much more to add, I am here to find out what type of questions or concerns that you may have. She discussed the placement of the kennels and the play yards, and has no concerns with the outside hours that were recommended. Eventually the kennel will have space for up to 50 dogs, which includes the day care dogs. Fencing around the parking area is being

considered to keep fingers out of the reach of the animals, and to keep the animals from seeing all of the newcomers and causing barking. The board had some concerns about waste and the possible odor that is given off. Dan Meads, Superintendent of the Water Wastewater Department has looked at the proposed plans for the Powerloo that will be connected to the city's sewer system. He has no questions, and does not foresee any problems. The kennels will be cleaned and power washed daily, and the yard waste will be picked up immediately. The board also had concerns about possible noise and how far it can actually carry across the valley and river. There is a 10 foot utility easement that must be adhered to.

Public hearing opened at 5:15 pm

With no comments, public hearing was closed at 5:16 pm

#### Board Discussion

**McPherson** - The primary concerns with the EDC was possible noise and their recommendations were to set outside time limits. Staff did follow-ups with other kennels in similar situations in SE Michigan; one was adjacent to a residential neighborhood. They did not have any complaints. Our closest residential neighbor is about 1200 feet away. On one side is the potential of an industrial neighbor, to the north and west is city owned property that has a ravine that falls off. Staff had no concerns with noise mitigation. The board had concerns about noise and how it might be handled. They plan on keeping the dogs busy during the day, so noise at night should not occur while sleeping. As certified trainers, they have protocols that they use to deal with excessive noise. The building is heavily insulated, and they have no problems abiding by the recommended hours. It is pretty quiet in back and there are no neighbors close by.

**Place** - How close would this be to the proposed Boyne Valley Trail?

**McPherson** - The proposed trail is adjacent, the boardwalk trail is a little further away. As the trail is close there is some concern about noise from that.

**Ellwanger** - If noise becomes a problem, where do we go, what are the options? Do we have anything to fall back on?

**McPherson** - At the present time no. The old noise ordinance was found unconstitutional, a new one has not been adopted, however, if one is adopted, this would be the type of thing that would be addressed. If this is approved, the conditions at approval would be the place to make stipulations. There will be business noise during the day; you will not find any other use that does not create some type of noise in the industrial park, no matter what type of future business it may be.

**St. Dennis** - How did the EDC fit this in with an Industrial Park; not as a business?

**McPherson** - Their covenant allows them to identify similar uses that are not specifically listed, and allows them to specifically approve them, as long as they are not specifically prohibited. They looked at the situation, and as the city was going to give a parcel in the park to the Humane Society for a similar use, they determined this request was not out of character for the park. They looked at concerns, and made recommendations to address those concerns.

There are several components to this review. The first is the determination if this use can be permitted, then make a finding that it is in character in the district, and if you make that finding, move on to the conditional use review, and the specific site plan.

**MacKenzie** - Read 14.30 O which gives the board the authority to allow this request if the board felt it met the character of the district.

**\*\*MOTION**

With no further board discussion **motion by Meeder, seconded by Kozlowski** that the proposed use is in character with the conditional use of the district.

**2014-6-16-7A.1**

**Roll Call:**

Aye: Biskner, Ellwanger, Kozlowski, MacKenzie, Meeder, Place and St. Dennis

Nay: None

Absent: Frasz and Neidhamer

***Motion Carries***

Chair MacKenzie facilitated the board through the Conditional Use Findings 2.70 Standards of Approval as presented by staff. There were a couple of additional recommendations made by the board:

6. Adding EDC proposed that the east side have fencing or natural obscuring junipers put into place as screening.
10. Adding recommended hours by the EDC of 6:30 am to 6:00 pm for outdoor times and walking dogs individually up until 9:00 pm to be implemented.

With no further board discussion on the Conditional Use Findings section 2.70 **motion by Meeder, seconded by Place** the findings meet the conditional standards with conditions stipulated for 6 with screening required and 10 hours of outside operation.

**\*\*MOTION**

**2014-6-16-7A.2**

**Roll Call:**

Aye: Biskner, Ellwanger, Kozlowski, MacKenzie, Meeder, Place and St. Dennis

Nay: None

Absent: Frasz and Neidhamer

***Motion Carries***

Chair MacKenzie facilitated the board through the Development Plan Review Standards Findings of Fact Section 19.40 Development Plan Approval Criteria as presented by staff. The board recommended the addition of a couple of items: **J:** Dumpster enclosure to be approved by staff; **K:** Coordinate with Dan Meads for placement of the Powerloo in relation to sanitary sewer lines; and the landscape plan/screening to be approved by staff and Joe St. Dennis; **P:** Daytime outside hours to be from 6:30 am to 6:00 pm for multiple animals and individually walk animals until 9:00 pm; **R:** Any proposed signage to be reviewed by staff.

With no further board discussion on the Development Plan Review Standards Findings of Fact Section 19.40 **motion by St. Dennis, seconded by Ellwanger** approval of the Development Plan Review Standard Finding of Fact as presented with the conditions noted:

**\*\*MOTION**

- Dumpster enclosure to be approved by staff
- Coordinate with Dan Meads for placement of the Powerloo in relation to sanitary sewer lines
- Landscape plan/screening to be approved by staff and Joe St. Dennis
- Daytime outside hours to be from 6:30 am to 6:00 pm for multiple animals and individually walk animals until 9:00 pm
- Proposed signage to be reviewed by staff

2014-6-16-7A.3

**Roll Call:**

Aye: Biskner, Ellwanger, Kozlowski, MacKenzie, Meeder, Place and St. Dennis

Nay: None

Absent: Frasz and Neidhamer

**Motion Carries**

**Review of the Boyne City Facilities Concept renderings**

Planning Director McPherson reviewed the (4) conceptual plans with the board. The city is asking for input and opinions on the plans. The concepts range in scope from remodeling the current facilities to complete construction, remodeling the current DPW facilities to moving them to the North Boyne site. The board was invited to a public input session to be held on Tuesday, July 8<sup>th</sup> in the auditorium. There will be an open house of the current facilities the same day at 5:00 to 7:00 pm.

Ellwanger left the meeting at 6:30 pm

**Review Boyne City Trail Town Plan**

Mike Sheean, a member of the Trail Town committee was at the meeting to give an update to the board. Emailed with the agenda packets was the Trail Town Master Plan final draft. This is provided for board comments and review. He indicated all suggestions are welcome and the final plan to be submitted for approval by the City Commission later this summer.

**Review Redevelopment Ready sites for Boyne City Master Plan**

Planning Director McPherson gave the board an update on the RRC requirements. The next step is to identify existing sites which could be re-developed for the Boyne City Master Plan and a map with possibilities was reviewed with the board. After board discussion, additional sites were identified, and added to the map. As a part of the RRC certification process, their committee will look at them, select three and begin marketing them; however, it must be included in the City's Master Plan.

**417 Boyne Ave. LLC sketch plan review**

At this point in the meeting, Chair MacKenzie stepped into the audience as the applicant for this project; Joe St. Dennis moved to the Chair position at 6:48 pm.

Planning Director McPherson reviewed the request that was submitted in the agenda packet. Northern Homes is in the process of purchasing the building and procuring grant funds to convert the structure to a 4 unit senior apartment complex. Because this house falls within the Historical District of the community, the Historical District Board will hold a meeting on 6-19-14 to review the request. It does meet all criteria standards, and is a permitted principal use in the Central Business District. The applicant is before the board today to complete a sketch plan review as per article 19 Development Plan Requirements.

**Jane MacKenzie: applicant** – No elevator will be needed and a handicapped ramp will be added on the parking lot side of the structure, the front porch will be changed back to the original wrap around, the parking lot will have 6 parking spots with 5 of those as permeable, the hard surface will be paved, the existing dumpster will be removed and 1 or possibly 2 roll off trash containers will be provided; the 3 trees along the property line will be removed, at this point landscaping has nothing proposed, so could possibly have something in the future. The plan is to have the electrical put underground, and have the air conditioning units screened, undetermined at this point exact location, but they will be ground condensers. We are going to attempt to hide the electrical meters, and the existing location of the gas meters will not change. Due to the type of vehicles that would access the parking area, such as the transit buses, both existing curb cuts will remain, one on Boyne Ave. and the other on Pearl St.

**McPherson** – When staff reviewed the plans, he came up with some recommended conditions; they must obtain the appropriate permits, the Historical District Committee must review and make approval, any exterior mechanical equipment must be screened, and removal of the existing dumpster.

With no further board discussion **motion by Meeder, seconded by Place** the approval of the Development Plan as presented based on the sketch plan review findings.

**2014-6-16-7E**

**Roll Call:**

Aye: Biskner, Kozlowski, Meeder, Place and St. Dennis

Nay: None

Absent: Ellwanger, Frasz and Neidhamer

Abstain: MacKenzie

**Motion Carries**

**Staff Report**

None

**Good of the Order**

- Lexamar – Are we not coming up on their deadline? McPherson - they are done, the requested trees have been planted. The board questioned the City's Certified Business Park designation, which has been taken away due to this situation; they did not stand by their word to remove the extra items as they promised, as there appears to be more stuff outside.
- Food Truck status? – It is in front of the City Commission, the second reading of the draft ordinance is scheduled for Tuesday, June 24<sup>th</sup> at 7:00 pm. There has been a lot of activity, and not sure where it is going. There has been a lot of interest on both sides.
- Bike racks and the mural are up. The books are done and will be placed soon

**Adjournment**

The next meeting of the Boyne City Planning Commission is scheduled for July 21, 2014 at 5:00 pm in the Auditorium.

**\*\*MOTION**

**2014-6-16-10**

**Meeder moved, Place seconded, PASSED UNANIMOUSLY** a motion to adjourn the June 16, 2014 meeting at 7:08 p.m.

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Jane MacKenzie, Chair

\_\_\_\_\_  
Pat Haver, Recording Secretary

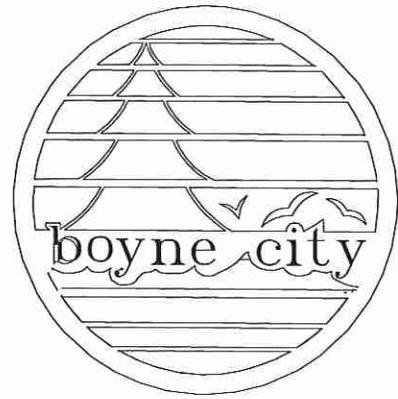
## CITY OF BOYNE CITY

**To:** Chair Jane MacKenzie and fellow Planning Commissioners

**From:** Scott McPherson, Planning Director

**Date:** July 17, 2014

**Subject:** 630 N. Park St.



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### Background Information

The property located at 630 N Park Street is owned by the Northern Michigan Holiness Camp Meeting Association. The property is 3 parcels comprised of a group of platted lots that total approximately 2 acres. The property is bisected north to south by an alley and the east half of the property is separated by privately owned parcel. The property is located in the TRD zoning district.



## **Discussion**

Currently the property is used for annual camp meetings held by the Holiness Church. The existing building on the property has been used for this purpose for many years. The existing building is in disrepair and the Holiness Church desires to building a new facility for the same purpose. A site plan and conceptual building elevations of the proposal have been provided for review. The use of the property for churches and places of worship with a maximum capacity of 500 people is a principal permitted use in the district. The proposed structure would have a maximum capacity of 117. The proposed use is in compliance with ordinance standards for setbacks, lot coverage and building height. The proposed parking lot will be a paved lot with access onto East Street. The existing curb and sidewalk will be removed and replaced in accordance with City municipal standards. No landscaping is shown on the plan. While the site has considerable existing mature vegetation on the north, west and south sides of the proposed building site there is no screening provided on the on the east side. In this area it would be recommended that street trees or other suitable screening be planted. No dumpster is shown on the plan. If a dumpster is desired the location and screening needs to be approved prior to installation. No exterior lighting is shown on the plan. Any exterior lighting proposed in the future would need to be reviewed and approved prior to installation. No mechanical equipment is shown on the plan. All exterior mechanical equipment needs to be screened.

## **PROCESS**

The application requires Site plan review as per article 19 Development Plan Requirements. As the use is a principal permitted use the use must be approved if the Development Plan meets all ordinance criteria.

## **RECOMMENDATION**

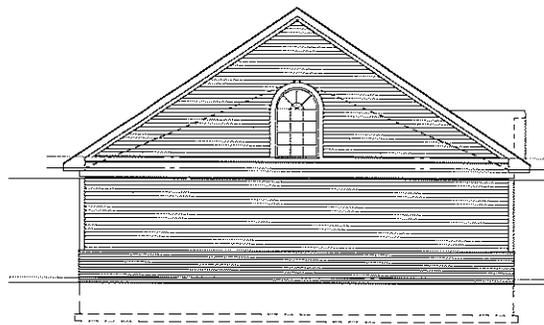
The Planning Commission should then review the Development plan requirements. On each item of the findings the Commission needs to make a determination based on the relevant facts if the standard is met, not met or met with conditions. The Planning Commission can approve the application, approve the application with conditions or deny the application. If approved with conditions the conditions must be listed, if denied the reasons for denial must be state the reason for the denial.

**Progressive**  
**Progressive Associates, Inc.**  
**Architects**

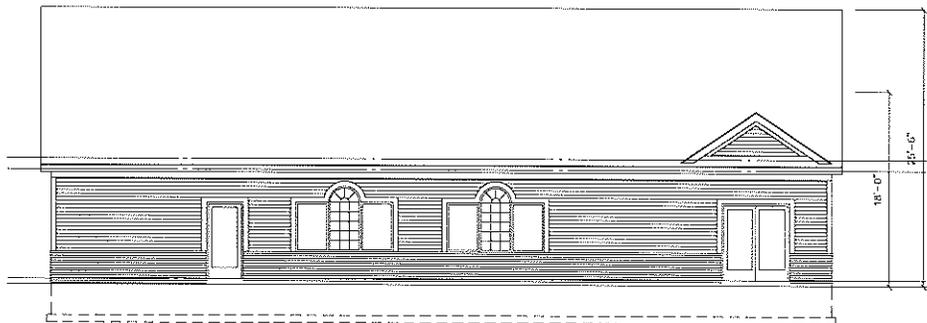
1555 1st St. S.E.  
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Project No.  
 Revision  
 Date



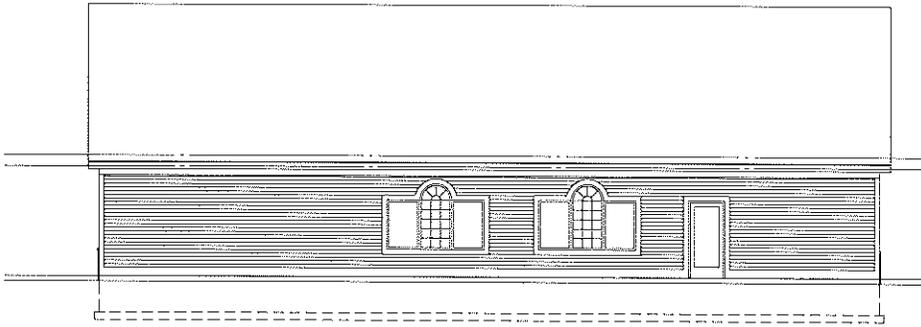
Preliminary East Elevation  
 SCALE: 1/4" = 1'-0"



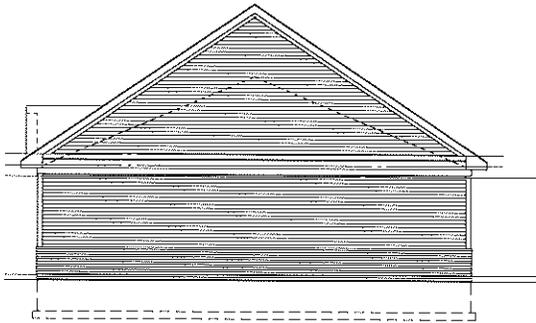
Preliminary North Elevation  
 SCALE: 1/4" = 1'-0"

Project  
 Proposed Northern  
 Michigan Holmes  
 Tubehotel  
 SYCAMO, MI  
 Base Title  
 Preliminary  
 Elevations

Project Number: 14-012  
 Date: 07  
 Checked: JH  
 Date: 07-14  
 Sheet Number  
**A2**



Preliminary South Elevation  
 SCALE: 1/4" = 1'-0"



Preliminary West Elevation  
 SCALE: 1/4" = 1'-0"



**DEVELOPMENT SITE PLAN REVIEW STANDARDS  
FINDINGS OF FACT  
630 N PARK ST NORHTERN MI HOLINESS CAMP**

**Section 19.40 Development Plan Approval Criteria.**

In order that buildings, open space and landscaping will be in harmony with other structures and improvements in the area, and to ensure that no undesirable health, safety, noise and traffic conditions will result from the development, the Planning Commission shall determine whether or not the development plan meets the following criteria, unless the Planning Commission determines that one or more of such criteria are inapplicable:

ORDINANCE REQUIREMENT	FINDING	FACTS
<p><u>A. General.</u> All elements of the development plan shall be designed to take into account the site's topography, the size and type of plot, the character of adjoining property, and the traffic operations of adjacent streets. The site shall be developed so as not to impede the normal and orderly development or improvement of surrounding property for uses permitted in this Ordinance. The development plan shall conform with all requirements of this Ordinance, including those of the applicable zoning district(s).</p>	<p>Standard Met</p>	<p>The parcel is approximately 2 acres is a flag shaped thru parcel located on the corner of Collins and between Park and East St. It is in the TRD zoning district and churches are a principal permitted use as per sec 4.20(B) of the BCZO. There is an existing structure on the site that is used for annual church gatherings. The existing bldg is accessed from Park St and is located on the south portion on the site. This building has significant wear and should be reconstructed or replaced. The proposed plan would construct a new 3,024 sqft church on the northeast portion of the parcel that would be accessed from East St.</p>
<p><u>B. Building Design.</u> The building design shall relate to the surrounding environment in regard to texture, scale, mass, proportion, and color. High standards of construction and quality materials will be incorporated into the new development. In addition to following design guidelines adopted in specific district or sub-area plans, the building design shall meet the architectural and building material requirements of this Ordinance.</p>	<p>Standard Met</p>	<p>Bldg elevations have been provided. Proposed building will have white vinyl siding with a 36" brick course. Building is similar to style and materials found in surrounding neighborhood.</p>
<p><u>C. Preservation of Significant Natural Features.</u> Judicious effort shall be used to preserve the integrity of the land, existing topography, and natural, historical, and architectural features as defined in this Ordinance, in particular wetlands designated /regulated by the Michigan Department of Environmental Quality, and, to a lesser extent, wetlands which are not regulated by the Department.</p>	<p>Standard Met</p>	<p>Bldg will be placed on a area of the property that has previously been cleared. Building is being relocated to eliminate significant grading and soil disturbance.</p>
<p><u>D. Streets.</u> All streets shall be developed in accordance with the City of Boyne City Subdivision Control Ordinance and City Municipal Standards, unless developed as a private road in accordance with the requirements of the City.</p>	<p>Standard Met</p>	<p>No new streets are proposed.</p>

**DEVELOPMENT SITE PLAN REVIEW STANDARDS  
FINDINGS OF FACT  
630 N PARK ST NORHTERN MI HOLINESS CAMP**

<p><u>E. Access, Driveways and Circulation.</u> Safe, convenient, uncongested, and well defined vehicular and pedestrian circulation within and to the site shall be provided. Drives, streets, parking and other elements shall be designed to discourage through traffic, while promoting safe and efficient traffic operations within the site and at its access points. All driveways shall meet the design and construction standards of the City. Access to the site shall be designed to minimize conflicts with traffic on adjacent streets, particularly left turns into and from the site. For uses having frontage and/or access on a major traffic route, as defined in the City of Boyne City Comprehensive Plan, the number, design, and location of access driveways and other provisions for vehicular circulation shall comply with the access management provisions of this Ordinance.</p>	<p style="text-align: center;">Standard Met with Condition: Driveway permit required and all work with City ROW must be in conformance with City Municipal Standards.</p>	<p>Proposed building will be accessed from East St which is a curb and gutter street constructed in 2010. Proposed plans shows a single 22' wide paved driveway. Access will require removal/replacement of existing curb and sidewalk. Provided plan notes all work will be done in accordance with City Municipal Standards.</p>
<p><u>F. Emergency Vehicle Access.</u> All buildings or groups of buildings shall be arranged so as to permit necessary emergency vehicle access as required by the Fire Department, Ambulance Department and Police Department.</p>	<p style="text-align: center;">Standard Met</p>	<p>Plan reviewed by BC Fire Chief no access issued noted.</p>
<p><u>G. Sidewalks, Pedestrian and Bicycle Circulation.</u> The arrangement of public or common ways for vehicular and pedestrian circulation shall be connected to existing or planned streets and sidewalks/pedestrian or bicycle pathways in the area. There shall be provided a pedestrian circulation system which is separated from the vehicular circulation system. In order to ensure public safety, special pedestrian measures, such as crosswalks, crossing signals and other such facilities may be required in the vicinity of primary and secondary schools, playgrounds, local shopping areas, fast food/service restaurants and other uses which generate a considerable amount of pedestrian or bicycle traffic.</p>	<p style="text-align: center;">Standard Met</p>	<p>Existing Sidewalk on East Street. No sidewalk proposed on site.</p>
<p><u>H. Barrier-Free Access.</u> The site has been designed to provide barrier-free parking and pedestrian circulation.</p>	<p style="text-align: center;">Standard Met</p>	<p>Two barrier free parking spaces provided.</p>

**DEVELOPMENT SITE PLAN REVIEW STANDARDS  
FINDINGS OF FACT  
630 N PARK ST NORHTERN MI HOLINESS CAMP**

<p><u>L. Parking.</u> The number and dimensions of off-street parking [spaces] shall be sufficient to meet the minimum required by this Ordinance. However, where warranted by overlapping or shared parking arrangements, the Planning Commission may reduce the required number of parking spaces, as provided in this Ordinance.</p>	<p>Standard Met</p>	<p>Use requires 39 parking spaces, 39 spaces proposed.</p>
<p><u>J. Loading.</u> All loading and unloading areas and outside storage areas, including refuse storage stations, shall be screened in accordance with this Ordinance.</p>	<p>Standard Met with condition: If a dumpster is added in future the location and screening must be approved prior to installation.</p>	<p>No loading area or dumpsters are proposed.</p>
<p><u>K. Landscaping, Screening, and Open Space.</u> The landscape shall be preserved in its natural state, insofar as practical, by removing only those areas of vegetation or making those alterations to the topography which are reasonably necessary to develop the site in accordance with the requirements of this Ordinance. Landscaping shall be preserved and/or provided to ensure that proposed uses will be adequately buffered from one another and from surrounding public and private property. Landscaping, landscape buffers, greenbelts, fencing, walls and other protective barriers shall be provided and designed in accordance with the landscaping provisions of this Ordinance. Recreation and open space areas shall be provided in all multiple-family residential and educational developments.</p>	<p>Standard Not Met: Proposed plan does not meet landscaping standards of BCZO sec 23.20 and 23.30 for landscaping along public streets and parking lots. Standard 23.20 requires 1 tree and 4 shrubs per 40' of street frontage. Standard 23.30 requires 1 tree per each 10 parking spaces.</p>	<p>Existing vegetation on site will provide screening on the south, west and north. No additional landscaping is proposed.</p>
<p><u>L. Soil Erosion Control.</u> The site shall have adequate lateral support so as to ensure that there will be no erosion of soil or other material. The final determination as to adequacy of, or need for, lateral support shall be made by the Planning Director or City Engineer, and have a valid Charlevoix County Soil Erosion permit.</p>	<p>Standard Met with condition: Soil erosion permit must be obtained</p>	<p>Soil erosion permit is required</p>

**DEVELOPMENT SITE PLAN REVIEW STANDARDS  
FINDINGS OF FACT  
630 N PARK ST NORHTERN MI HOLINESS CAMP**

<p><u>M. Stormwater Management.</u> Appropriate measures shall be taken to ensure that removal of surface waters will not adversely affect neighboring properties or the public storm drainage system. Provisions shall be made to accommodate stormwater which complements the natural drainage patterns and wetlands, prevent erosion and the formation of dust. Sharing of stormwater facilities with adjacent properties shall be encouraged. The use of detention/retention ponds may be required. Surface water on all paved areas shall be collected at intervals so that it will not obstruct the flow of vehicular or pedestrian traffic or create standing water. All such measures shall comply with the Charlevoix County Stormwater Ordinance.</p>	<p>Standard Met</p>	<p>25 yr storm water retention area proposed.</p>
<p><u>O. Lighting.</u> Exterior lighting shall be arranged so that it is directed preferably downward onto the subject site and deflected away from adjacent properties. Lighting shall not impede the vision of traffic along adjacent streets. Flashing or intermittent lights shall not be permitted.</p>	<p>Standard Met with condition: If exterior lighting is added in future the location and type must be approved prior to installation.</p>	<p>No exterior lighting proposed.</p>
<p><u>P. Noise.</u> The site has been designed, buildings so arranged, and activities/equipment programmed to minimize the emission of noise, particularly for sites adjacent to residential districts.</p>	<p>Standard Met</p>	<p>Existing use of property will not change and increase in noise is not anticipated with the new location and structure.</p>
<p><u>Q. Mechanical Equipment.</u> Mechanical equipment, both roof and ground mounted, shall be screened in accordance with the requirements of this Ordinance.</p>	<p>Standard Met with condition: Prior to installation of any exterior mechanical equipment the location and screening must be approved prior to installation.</p>	<p>No mechanical equipment is shown on plan.</p>
<p><u>R. Signs.</u> The standards of the City of Boyne City's Sign Ordinance are met.</p>	<p>Standard Met with condition: Sign permit must be obtained prior to installation of sign.</p>	<p>Sign location is shown, sign details not provided.</p>

**DEVELOPMENT SITE PLAN REVIEW STANDARDS  
FINDINGS OF FACT  
630 N PARK ST NORHTERN MI HOLINESS CAMP**

<p><u>S Hazardous Materials or Waste.</u> For businesses utilizing, storing or handling hazardous material such as automobile service and automobile repair stations, dry cleaning plants, metal plating industries, and other industrial uses, documentation of compliance with state and federal requirements shall be provided.</p>	<p style="text-align: center;">Standard Met</p>	<p>No hazardous materials will be on site.</p>
<p><u>T. Other Agency Reviews.</u> The applicant has provided documentation of compliance with other appropriate agency review standards, including, but not limited to, the Michigan Department of Natural Resources, Michigan Department of Environmental Quality, Michigan Department of Transportation, Charlevoix County Drain Commissioner, Northwest Michigan Community Health Agency, Charlevoix County Building Department, and other federal and state agencies, as applicable.</p>	<p style="text-align: center;">Standard Met with Condition: Soil erosion permit required.</p>	<p>Soil erosion permit required.</p>
<p><u>U. Approval Process.</u> The development plan shall be reviewed by the Planning Commission. If disapproval is recommended, the Planning Commission shall cite reasons for such disapproval. If the Planning Commission finds a development plan not in conformity with this section, it may, at its discretion, return the development plan to the applicant with a written statement of the modifications necessary to obtain approval. Upon resubmission of the modified development plan, the Planning Commission shall review the plan. The Commission may approve, disapprove or approve subject to compliance with such modifications and conditions as may be deemed necessary to carry out the purpose of this Ordinance and other ordinances and resolutions of the City. If disapproved, the Planning Commission shall cite reasons for such disapproval.</p>	<p style="text-align: center;">Proposed plan does not meet all development plan criteria of section 19.40.</p>	<p>Standard 19.40 not met, Standards 19.40 E, J, L O, Q, R, T met with conditions.</p>