

**Meeting of
January 18, 2016**

Record of the proceedings of the Boyne City Planning Commission regular meeting held at Boyne City Hall, 319 North Lake Street, on Monday, January 18, 2016 at 5:00 pm.

Call to Order

Chair MacKenzie called the meeting to order at 5:02 p.m.

Roll Call

Present: Jason Biskner, George Ellwanger, Jim Kozlowski, Jane MacKenzie, Tom Neidhamer, and Aaron Place
Absent: Ken Allen (arrived at 5:10 pm), Chris Frasz and Joe St. Dennis

**Excused Absence(s)
MOTION

2016-01-18-02
Biskner moved, Ellwanger seconded, PASSED UNANIMOUSLY, a motion to excuse the absence(s) of Chris Frasz and Joe St. Dennis

Meeting Attendance

City Officials/Staff: Planning and Zoning Administrator Scott McPherson, Assistant Planning and Zoning Administrator Patrick Kilkenny, Main Street Director Lori Meeder and Recording Secretary Pat Haver
Public Present: 2

**Consent Agenda
MOTION

2016-01-18-03
Neidhamer moved, Ellwanger seconded, PASSED UNANIMOUSLY, a motion to approve the consent agenda; approval of the Planning Commission minutes from December 21, 2015 as presented.

**Citizen comments on
Non-Agenda Items**

None

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

None

Unfinished Business

None

New Business

**Review and
recommendation on City
Hall and Emergency
Services Facility Plan**

Planning Director McPherson at this point turned the meeting over to Ray Kendra with Environmental Architects to review the presented site plans for City Hall. The anticipated time line is to have the bids out January 25th with a 3 week timeframe with submissions due February 12th. Depending on the submitted bids, the demolition of the current building could be as early as the end of March or the first of April. Discussions revolved around the placement of the building, parking requirements, aesthetics and building materials, ingress and egress for emergency services, landscaping and mechanical placement. Ray spoke about the city clock tower placement with the mechanism and pendulum on display for the public to view along with the LaFrance fire truck and the city siren. The building will be energy efficient utilizing lighting, insulation, heating & air conditioning system zones, windows and doors. Some of the proposed tree placement will not be utilized on the western side of the building to open up the view corridor of the lake. By measurement, there is 600 feet from the edge of the building to the waterfront further opening the view corridor. With no further board discussion, **motion by Place, second by Ellwanger**, to recommend approval of the City Hall and Emergency Services Facility site plan as presented for construction.

****MOTION**

2016-1-18-7A

Roll Call:

Aye: Allen, Biskner, Ellwanger, Kozlowski, MacKenzie, Neidhamer and Place

Nay: None

Absent: Frasz and St. Dennis

Motion Carries

**Development Plan
Amendment for Stiggs
Brewing Company**

Planning Director McPherson reviewed the proposed Development Plan Amendment submitted by owner Michael Castiglione to add an outdoor seating area on the south and east side of the property. It will be on concrete pads have tables with umbrellas and chairs surrounded by a black metal fence. The Main Street Design Committee has also reviewed the proposed changes and came up with a few suggestions. They would like to see fencing that is not quite as heavy and imposing; so possibly bollards with chains, the State of Michigan, Shipo office agrees with the change in fencing, to more accurately reflect historic preservation standards and will allow the owner to continue to apply for historic tax credits. They are proposing no signage on the umbrellas with a recommendation to be made of sturdy canvas and solid colors. The committee also thinks it would be more appropriate for the new kitchen exhaust chimney to be covered in brick to match the rest of the building instead of cedar shakes. The Planning Commission agreed with these suggestions, and would like to see them implemented. With no further discussion, **motion by Ellwanger, seconded by Allen**, to approve the outdoor seating amendment consistent with the updated plans submitted 1-18-2016.

****MOTION**

2016-1-18-7B

Roll Call:

Aye: Allen, Biskner, Ellwanger, Kozlowski, MacKenzie, Neidhamer and Place

Nay: None

Absent: Frasz and St. Dennis

Motion Carries

**Public Hearing on
Zoning Ordinance
Section 2 Amendment to
implement ZBA
interpretation of
building height**

Assistant Planning Director Kilkenny reviewed his report that was included in the agenda packet. The ZBA interpreted on February 5, 2002 that the intent of the 2001 Boyne City Zoning Ordinance was to keep the definition of building height the same as it read in the 1998 Ordinance. Although the determination helped to alleviate confusion with the building height definition, the 2001 Ordinance was never officially amended. The proposed change to the Zoning Ordinance replaced portions of the language regarding the interpretation of grade, roof type, and roof height. The effect of the amendment creates a more effective definition and Staff's ability to administer and regulate building height. The public hearing notice was posted on December 29, 2015.

Public hearing opened at 6:09 pm

With no public comment, the public hearing was closed at 6:10 pm

Board discussion and review of Section 2.50 Amendment Criteria, the board felt it was appropriate under (B) 5 that the proposed amendment would clarify the intent of the Ordinance, so with no further board discussion, **motion by Neidhamer, seconded by Place**, to recommend to the City Commission adoption of the proposed building height amendment.

****MOTION**

2016-1-18-7C

Roll Call:

Aye: Allen, Biskner, Ellwanger, Kozlowski, MacKenzie, Neidhamer and Place

Nay: None

Absent: Frasz and St. Dennis

Motion Carries

**Staff Report
Good of the Order**

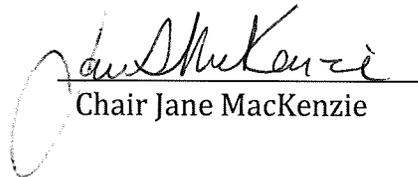
The City held the annual City Wide Goal Setting Session this past week, with approximately 30 people in attendance. The session was formatted differently with discussion revolving around issues within the city; such as the lack of affordable workforce housing, retaining good paying jobs, business diversity and retaining young professionals. The results will be placed on the city's website, so suggestions and comments can still be accepted. The City Commission will hold a retreat on March 7th to focus on the issues raised.

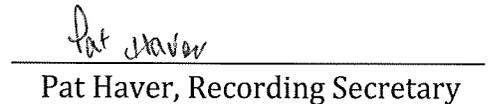
The next regular meeting of the Boyne City Planning Commission is scheduled for Monday, February 15, 2016 at 5:00 pm in the Auditorium.

**Adjournment
MOTION

2016-01-18-10

Kozlowski moved, Place seconded, PASSED UNANIMOUSLY a motion to adjourn the January 18, 2016 meeting at 6:14 p.m.


Chair Jane MacKenzie


Pat Haver, Recording Secretary