

**Meeting of
October 22, 2015**

Record of the proceedings of the Boyne City Planning Commission special meeting held at Boyne City Hall, 319 North Lake Street, on ~~Monday~~ Thursday, October 22, 2015 at 5:00 pm.

Call to Order

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

Roll Call

Present: George Ellwanger, Jane MacKenzie, Tom Neidhamer, ~~Andy~~ Aaron Place and Joe St. Dennis
Absent: Jason Biskner, Chris Frasz and Jim Kozlowski
Vacancy: One

**Excused Absence(s)
MOTION

2015-10-22-02
St. Dennis moved, Place seconded, PASSED UNANIMOUSLY, a motion to excuse the absence of Jason Biskner, Chris Frasz and Jim Kozlowski

Addition to Agenda

Would like to add item 7B: Consideration of an applicant for the Planning Commission vacancy.

Meeting Attendance

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

**Consent Agenda
MOTION

2015-10-22-03
Neidhamer moved, Ellwanger seconded, PASSED UNANIMOUSLY, a motion to approve the consent agenda; approval of the Planning Commission minutes from September 21, 2015 as presented.

**Citizen comments on
Non-Agenda Items**

None

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

Boyne On The Water's final review and presentation will be held November 17th, at St. Matthew's Parish Hall.

Unfinished Business

None

New Business

**151 Ray Street Site Plan
Amendment Request**

Planning Director McPherson reviewed his staff report that was included in the agenda packet. Tim and Sara Manchester are in the process of restoring the building and eventually the railroad car at 151 Ray St. She is here before the board today to discuss their plans in changing the exterior of the building. Because development plan approval has already been granted on this property in 2007, the present request is a subsequent amendment to a previously approved development plan. The interior has been completed, and with the exterior changes, the encroachments into the ROW will be reduced. Not sure when the dumpster was put in, according to plans the property is 41' and not 44' that was stated in earlier plans. These plans did go to the Main Street Design Committee, and they did give the applicant some feedback and expect them to be back for a formal application.

Sara Manchester Applicant - One of the biggest changes will be the garage door opening that will replace a bank of windows on the west side, the addition of (2) round windows upstairs; both of these changes will allow additional light into the

studio. We are currently looking at the deck railing area utilizing a lower profile system, the addition of a "skirt" around the entire building made of concrete that mimics chiseled stone along with planter beds that could be used as seats. Looking at adding additional green space at the front of the building, with the biggest change to the entrance. Making changes to the existing ramp to make it lower in profile and the dumpster enclosure, we may be able to reduce the size to get away from the encroachments, and clean up the area outside on the back of the building with possible paving stones.

Place - As a part of the Main Street Design Committee, we looked at the proposed changes with a couple of suggestions for the stone on the outside, make less textured, make the railing more historically accurate if possible, and possibly share a dumpster with Stiggs' Brewing. It was determined that would not be feasible as the restaurant dumpster and a recycle project dumpster have different needs. The applicant will speak with their designer to see if they are able to reduce the size of the dumpster and enclosure to remain on their own property.

Manchester - Addressing the exterior color, would like to see the building and the water tower paint match to clean up and to make the tower safe. The cart, possibly look into gifting to the Historical Society.

Lori Meeder: Main Street Executive Director - I have toured the inside, and it is absolutely beautiful as they have taken great care to restore. The Create Studio is a game changer to that area in town. We are in full support of the project.

****MOTION**

After board discussion, **motion by Place seconded by Ellwanger** to approve of the site plan amendment with review and recommendation by the Main Street Design Committee and subject of the dumpster to be placed on their own property, if not to go to the City Commission for approval of the encroachment.

2015-10-22-7A

Roll Call:

Aye: Ellwanger, MacKenzie, Neidhamer, Place and St. Dennis

Nay: None

Absent: Biskner, Frasz and Kozlowski

Vacancy: One

Motion Carries

Application for the vacant position on the Planning Commission

****MOTION**

Ken Allen previously submitted an application for several boards within the City. At a previous vacancy he declined the position however, has now agreed to fill the current vacancy. With no further board discussion, **motion by St. Dennis, seconded by Place, PASSED UNANIMOUSLY** to recommend to the City Commission the appointment of Ken Allen to fill the current vacancy on the Planning Commission with a term expiring May 31, 2016.

Staff Report

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- On November 5th is a Planners Forum to be held in Charlevoix. The cost of the forum is \$15.00 and will be paid out of the Planning Department budget. If anyone is interested in going, let Pat know, and a group registration will be done.
 - The Master Plan was adopted by the City Commission and is the final step in the RRC certification process. The city will be scheduling a certification event in December.

Good of the Order

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- George Ellwanger will be unavailable for the November meeting.
 - The new DPW facility is anticipated to be open the first week of November.
 - Business After hours tonight at the Brook

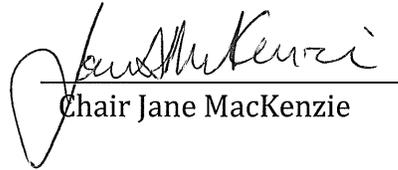
Adjournment

The next regular meeting of the Boyne City Planning Commission is scheduled for Monday, November 16, 2015 at 5:00 pm in the Auditorium.

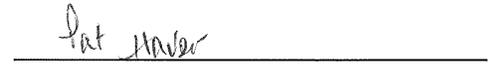
2015-10-22-10

****MOTION**

St. Dennis moved, Neidhamer seconded, PASSED UNANIMOUSLY a motion to adjourn the October 22, 2015 meeting at 5:43 p.m.



Chair Jane MacKenzie



Pat Haver, Recording Secretary