



AGENDA
BOYNE CITY PLANNING COMMISSION
Monday July 18, 2016, 5:00 p.m.
Boyne City Hall



Scan QR code or go to
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 May 16, 2016, Boyne City Planning Commission meeting.

4. Hearing Citizens Present (*Non-Agenda Items*)
5. Reports of Officers, Boards, Standing Committees
6. Unfinished Business
7. New Business
 - A. Public Hearing – Conditional Use Approval Request from Katherine Heiny for a Detached Accessory Apartment at 117 W Cedar Street.
8. Staff Report
9. Good of the Order
10. Adjournment – Next Meeting August 15, 2016

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, 364 North Lake Street, Boyne City, MI 49712; phone (231) 582-0334

**Meeting of
May 16, 2016**

Record of the proceedings of the Boyne City Planning Commission regular meeting held at Boyne City Hall, 364 North Lake Street, on Monday, May 16, 2016 at 5:00 pm.

Call to Order

Vice Chair Frasz called the meeting to order at 5:01 p.m.

Roll Call

Present: Ken Allen, George Ellwanger, Chris Frasz, Jim Kozlowski, Tom Neidhamer, and Joe St. Dennis

Absent: Jason Biskner, Jane MacKenzie and Aaron Place (Arrived at 5:20 pm)

Excused Absence(s)

****MOTION**

2016-05-16-02

St. Dennis moved, Ellwanger seconded, PASSED UNANIMOUSLY, a motion to excuse the absence(s) of Jason Biskner and Jane MacKenzie

Meeting Attendance

City Officials/Staff: Planning and Zoning Administrator Scott McPherson and Recording Secretary Pat Haver

Public Present: Five

Consent Agenda

****MOTION**

2016-05-16-03

Neidhamer moved, Ellwanger seconded, PASSED UNANIMOUSLY, a motion to approve the consent agenda; approval of the Planning Commission minutes from April 18, 2016 as presented.

**Citizen comments on
Non-Agenda Items**

None

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

None

Unfinished Business

None

Addition to the Agenda

Planning Director McPherson asked to have an item added to the agenda. The terms of Planning Commission members Ken Allen, Aaron Place, and Joe St. Dennis expire at the end of this month. A recommendation from this board will need to be taken to the City Commission.

New Business

**Stephanie Moody Road
Vacation Request**

Planning Director McPherson reviewed the staff report that was included in the agenda packet. The applicant is requesting to have the south portion of Willow Street located in the Caldwell's Addition between lots 11 and 12 and lot 3 be vacated. This portion of the street is 66 feet wide and 132 feet in length and is the only remaining portion of the street that has not been vacated. While the street is undeveloped and does not have any utilities located in it, the house at 100 W. Court Street does encroach significantly into the right of way, which occurred during renovations in 1991. They are attempting to sell this house, and it would make it difficult to obtain a mortgage. The matter was discussed with the Police and Fire Chiefs, Water Wastewater and DPW Superintendents all of whom do not see or have any concerns with this request, however, discussed obtaining an easement to maintain an existing water and sewer main line that runs on the south east corner and eastern portion of lot 3. The city and staff agree that there is no use for this section of the road, as a portion had been vacated previously and not sure why this section was not done at the same time.

Public Comment opened at 5:06 pm

Marty Moody, real estate agent and brother of the applicant – We honestly did not know that this portion of the road had not been vacated. There is a line of trees between the two properties, which we thought was the property line. We were not aware of the encroachment until recently, when Court Street was surveyed and paved.

Public Comments closed at 5:12 pm
Board Discussion

Kozlowski – Discussed property lines and easements and whether the land above would be land locked if the street stub were closed.

McPherson – No the property would not be landlocked, the property above is Hawkridge and there is another way to enter. Easements for utilities are pretty common and this is an opportunity to request an easement for the existing utilities. Board members are in favor of granting the vacation based on the facts discussed, and with the homeowner’s willingness to grant a 10 ft. easement to maintain the existing water and sewer lines that service the Hawkridge Development.

With no further board discussion, **motion by Ellwanger, seconded by St. Dennis** to recommend the south portion of Willow Street be vacated with the contingency that a 10 ft. utility easement be obtained to maintain the existing water and sewer lines that run along the eastern side of the property

****MOTION**

2016-5-16-7A

Roll Call:

Aye: Allen, Ellwanger, Frasz, Kozlowski, Neidhamer and St. Dennis

Nay: None

Absent: Biskner and MacKenzie

Abstain: Place (arrived just prior to the vote, was not involved in discussion)

Motion Carries

Ted Macksey pre-application meeting – residential development options

The applicant gave a brief overview of his experience and the state of single family dwelling challenges. He is in the final stages of purchasing 30 acres in town off of Jefferson St, which also has a 66 ft easement from Vogel Street just west of the current location of the Brook. He is before the board to discuss options of changing the zoning to allow for multi-family/higher density dwellings. There is a severe lack of “working man housing” and this development could fill that need. The developer is looking at the cost of building units and what he anticipates from rents somewhere in the area of \$750.00 to \$1,000.00 per month/per unit. It will have curb and gutter, sidewalks, street lights, be 1, 2, and 3 bedroom units all with private entries. As he sees the progress now, they will be 8 plex units with 2 stories up and down. There would be garages for some of the units and car ports for others. With board discussion, they agree that there is a need for this type of housing, wondered about subsidized or non – subsidized housing had concerns about surrounding property values falling, and the applicant talked about buffering surrounding properties. Questions about who would maintain the streets and what standards must be met. It is the Planning Commissioners job to focus on the rezoning of the property if the developer decided to move forward and bring back his development site plans to this board to review.

Presentation from Claire Karner of LIAA on

Claire Karner, Community Planner with LIAA presented findings to the board

**Shoreline Protection
Recommendations**

from a steering committee that was set up a couple of years ago from the 10 surrounding communities around the area of Lake Charlevoix. The intent was to look at all of the Zoning Ordinances from the various communities to see if there were any amendments that could be recommended to assist in further protecting the water quality and shoreline. There were a few areas of the City's ordinance they were looking at that were already being implemented such as the recognition of the ordinary high water mark of 582.4 ft., engineered storm water control systems, shoreline protection seawalls vs. revetments and engineered or natural shoreline, and not allowing keyhole funneling. The city does not require board site plan review for single family dwellings, because it is done by staff. Scott talked about the Charlevoix County Storm Water Ordinance that is no longer in effect as it was rescinded. An Ordinance was created that the surrounding townships follow that is administered by the County; the 3 cities within Charlevoix County did not adopt this ordinance. From the meeting discussion Claire will work on some proposed recommendations and present them to staff for discussion and/or consideration.

**Agenda addition
Recommendation for
Planning Commission re-
appointments of Ken Allen,
Aaron Place, and Joe St.
Dennis**

Planning Director McPherson asked that this item be added to the agenda. The terms of Ken Allen, Aaron Place and Joe St. Dennis are due to expire at the end of this month. With confirmation that all members are willing to remain **motion by Kozlowksi, seconded by Neidhamer, PASSED UNANIMOUSLY** to recommend the reappointment of Ken Allen, Aaron Place and Joe St. Dennis to the Planning Commission for an additional 3 year term expiring May 31, 2019.

****MOTION**

Staff Report

MEDC, Main Street and RRC met with the city on the 11th & 12th of this month for a Michigan Refresh presentation which gave the city some ideas on how to continue to market all the city has to offer.

Good of the Order

None

Adjournment

****MOTION**

The next regular meeting of the Boyne City Planning Commission is scheduled for Monday, June 20, 2016 at 5:00 pm in the Honeywell Meeting Room.

2016-05-16-10

Place moved, St. Dennis seconded, PASSED UNANIMOUSLY a motion to adjourn the May 16, 2016 meeting at 6:23 p.m.

Vice Chair Chris Frasz

Pat Haver, Recording Secretary

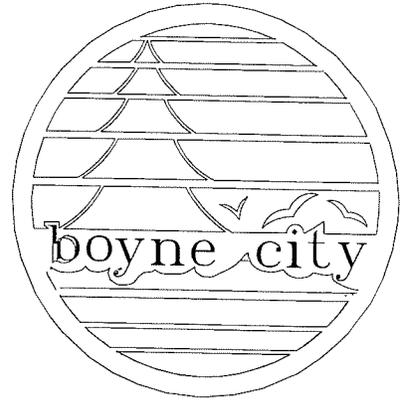
CITY OF BOYNE CITY

To: Chair Jane MacKenzie, and fellow Planning Commissioners

From: Scott McPherson, Planning Director

Date: July 18, 2016

Subject: Condition Use Request for Accessory Dwelling



Background Information

Katherine Heiny is requesting conditional use approval for a detached accessory dwelling at 117 W Cedar. The property has an existing home that is occupied by the property owners that as a existing detached garage. The proposal is to renovate the existing garage structure located at into a one bedroom apartment. All of the improvements of the structure will be on the interior with some minor improvement/repair to the exterior.

Discussion

The property is located in the TRD district and the proposed use is listed as a conditional use as per BCZO section 4.30A. The use as proposed meets ordinance requirements in regards to use setbacks and parking as required by section 4.30 A which are as follows:

Attached or detached accessory apartments, provided the site contains an owner occupied single family dwelling, limited to one (1) accessory apartment per site. Accessory apartments can be attached to either a single family dwelling or a detached garage. Detached accessory apartments shall have a minimum side yard and rear yard setback of ten (10) feet. Off-street parking shall be in accordance with D.1.a of this subsection.

Process

The proposed use is a conditional use and requires a public hearing and review of the conditional use standards as listed in BCZO section 2.70.

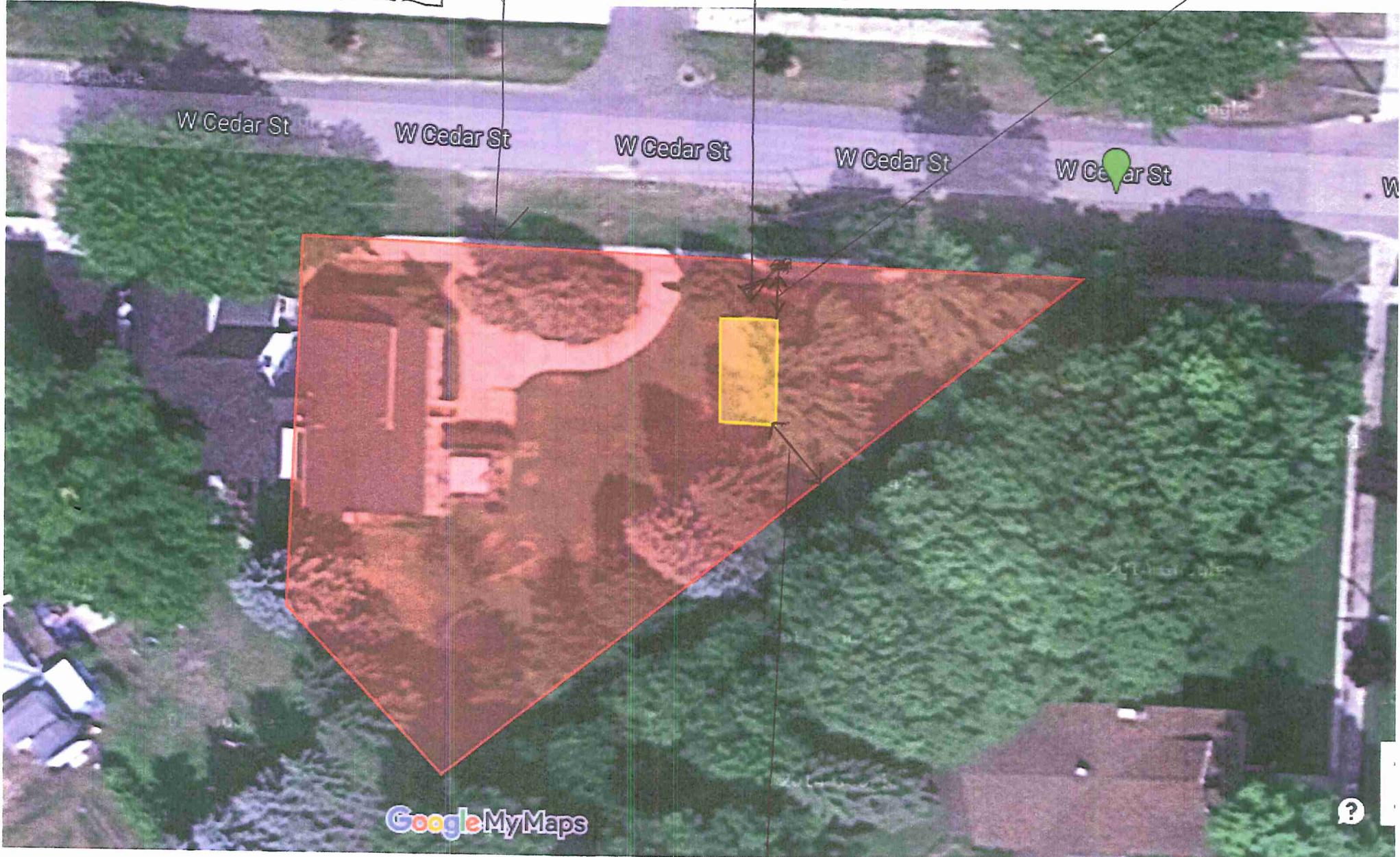
Recommendation

Review the draft findings of fact and make determinations in regards the conditional use review standards. The commission should determine if the standard is met, met with conditions, not met or not applicable. If the Planning Commission finds a standard is met with condition the condition needs to be stipulated, if the determination is the standard is not met the reason it is not met needs to be stated.

117 W CEDAR ST
BOYNE CITY MI 49712 [LOT IN RED]

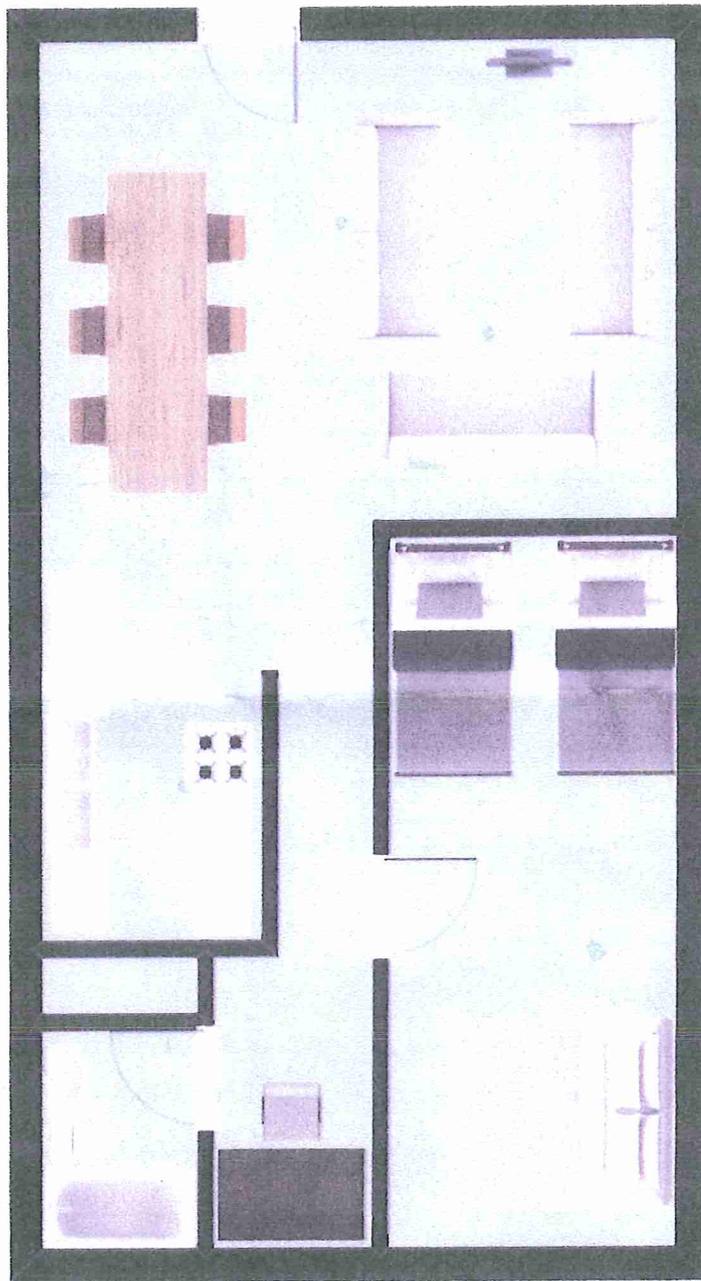
EXISTING GARAGE (YELLOW)
FOR CONVERSION

10 FT SETBACK FROM FOOT PATH



12 FT SET BACK FROM REAR BOUNDARY

PROPOSED REMODELLING OF
GARAGE AT 117 W. CEDAR ST, BOYNE CITY.



RECEIVED
JUL 06 2016
BY:

CITY OF BOYNE CITY
WATER AND SEWER SERVICE APPLICATION

Parcel ID: # 15-051-459-090-60 Email: ksheiny@gmail.com

1. Name Katherine Heiny
Phone: Daytime e Evening e Cell 301 538-6605
Address 117 W Cedar Street BC MI 49712
2. Representing _____ Phone _____
Address _____
3. Request Service to: Home Business _____ Other _____
4. To be constructed at: 117 W Cedar
5. Service to be connected pending construction
Month _____ Day _____ Year _____

* Inspection of service by a representative of the City prior to backfilling is required with 48 hour advance notice (excluding weekends). Inspection by County Building and Plumbing Inspectors or other may also be required. Certificates of occupancy will not be issued until required inspections are completed.

6. All privilege fees must be paid in advance and placed in escrow prior to initiation of construction. Privilege fees entitle the applicant only to connect to the City system. Materials, labor, actual hook-up, insurance, bonding, etc, are the applicants separate expenses, and are not included in the privilege fees.

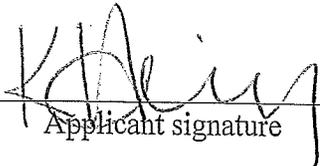
Approved to issue City Zoning Permit

[Signature]
Signature W/WW Superintendent

7/7/16
Date

7. Privilege fees:

	Size	City Res. Fees	Non-City Res. Fees
a. Connect to Water (minimum 3/4")	3/4"	_____	_____
b. Connect to Sewer (Minimum 4")	4"	_____	_____
c. Fire Service Connection (Min. 6")	_____	_____	_____
d. Total Due _____		Total Prepaid _____	

Signed  Applicant signature
 Date 7/6/16

* The minimum size mains permitted are as follows:

- a. Water - 6"
- b. Sewer - 8"
- c. Larger sizes will be required in specific areas.

1. When a new service is to be connected to the City water and/or Sewer system, a fee is charged before the permit is issued. This access or privilege fee is a one-time charge to "buy-in" to the City water and sewer system.
2. This access fee does not cover the cost of actually installing the service. Various contractors are available who can excavate and install the pipes. The City and County will inspect then to assure it meets City requirements and plumbing code, but will not do the excavation, plumbing, or restoration.
3. By City ordinance, the property owner is responsible for the sewer service line from the structure to its connection with the City sewer main. This means the property owner is responsible to install, clean, and maintain this pipe from the City Main to the building. **THE COST OF INSTALLING AND MAINTAINING THIS LINE IS BORNE BY THE HOMEOWNER.** The City will clean and maintain the sewer mains in the street, but cannot install or perform maintenance on the sewer service line.
4. The City will install the water service line from the main to the property line. The property owner is then responsible for installing and maintaining the service pipe to the building.
5. If the street must be crossed a street Right-of-way permit is necessary.
6. Request for extensions to the water or sewer system must be accompanied by sealed engineering drawings which, in turn, must be approved by the City at the Owner's Expense.

**Conditional Use Findings
117 W Cedar McLean St
Detached Accessory Apartment**

2.70 Standards of Approval. For the purpose of this Ordinance these uses shall be known as conditional uses as set forth in the individual district and shall be allowed within that particular district subject to the development requirements for the district, provided the Planning Commission finds the conditional use affirmatively meets the following criteria deemed applicable in each case:

ORDINANCE REQUIREMENT	STATUS	RELEVANT FACTS
1. The conditional use will promote the use of land in a socially and economically desirable manner for persons who will use the proposed land use or activity, for landowners and residents who are adjacent thereto and for the City as a whole;		The proposed residential use will convert an existing garage into a detached accessory apartment.
2. The conditional use is compatible and in accordance with the goals, objectives and policies of the City's Comprehensive Plan;		Accessory dwellings are compatible use with the housing goals of master plan
3. The conditional use is necessary for the public convenience at that location;		Accessory dwellings in the TRD district provide additional affordable housing options or independent living for aging family members.
4. The conditional use is compatible with adjacent uses of land, and can be constructed, operated and maintained so as to continue to be compatible with the existing or intended character of the general vicinity and so as not to change the essential character of the area in which it is proposed;		A residential use is similar in character and use to the surrounding properties.
5. The conditional use shall be of such location, size and character, that it will be in harmony with the appropriate and orderly development of the district in which it is situated and will not be detrimental to the orderly development of adjacent districts;		The proposed will convert an existing garage. No new structure or exterior additions are proposed.
6. The conditional use is so designed, located and proposed to be operated that the public health, safety and welfare will be protected;		The proposed use of a residence is similar to surrounding uses.
7. The conditional use can be adequately served by public services and facilities without diminishing or adversely affecting public services and facilities to existing land uses in the area;		The proposed use under sole ownership is adequately served by public utilities and services.
8. The conditional use will not cause injury to the value of other property in the neighborhood in which it is to be located;		Accessory dwelling units have not shown to effect neighboring properties.
9. The location and use and assembly of persons in connection with the proposed conditional use will not be hazardous to the district in which the use is located, hazardous to a specific use or life and property within the district, or be incongruous therewith or in conflict with the normal traffic of the district.		Residential use in the TRD district is not hazardous or incongruous with the district.

**Conditional Use Findings
117 W Cedar McLean St
Detached Accessory Apartment**

ORDINANCE STANDARD	STATUS	COMMENTS
<p>10. The conditional use will protect the natural environment, help conserve natural resources and energy, and will not involve uses, activities, processes, materials and equipment or conditions of operation that will be detrimental to the natural environment, public health, safety or welfare by reason of excessive production of traffic, noise, smoke, odors or other such nuisance;</p>		<p>The use is located in an area planned and zoned for residential development.</p>
<p>11. The vehicular circulation for the proposed conditional use will be in the best interest of the public health, safety and welfare in relationship to egress/ingress to the site, vehicular turning movements related to street intersections and street gradient, site distance and potential hazards to the normal flow of traffic; and</p>		<p>The site has adequate vehicular access.</p>
<p>12. The conditional use is within the provisions of uses requiring conditional use approval as set forth in the various zoning districts herein, is in harmony with the purposes and conforms to the applicable regulations of the zoning district in which it is to be located, and the proposed site layout is in compliance with the general standards of Article XIX, regarding site development and shall insure that:</p> <p>(a) The use and associated activities on the property are so located as not to hinder the projected development of the adjacent properties or impair the existing uses of adjacent lands. This shall include all uses associated with the particular use such as parking, lighting, display signs, etc.</p> <p>(b) Sufficient landscaping, fencing, walls and other means of buffering are provided to insure that operation of the use will not be objectionable to nearby uses or dwellings by reason of noise, fumes or flash of lights nor interfere with an adequate supply of light and air, nor increase the danger of fire or otherwise create the potential of endangering the public safety.</p>		<p>The proposed use is similar in character and use to surrounding uses. The proposed application meets the standards of BCZO 4.30.A</p>

DEVELOPMENT SITE PLAN REVIEW STANDARDS

117 W Cedar St

FINDINGS OF FACT

<p>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:</p>		
ORDINANCE REQUIREMENT	STATUS	FINDINGS
<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>The site is a platted lot planned and zoned for residential development. The proposed use conforms to all applicable zoning ordinance requirements</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>Existing garage typical in design and character to homes in the surrounding area will converted</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>No natural features will be effected with this proposal</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>Not applicable</p>

DEVELOPMENT SITE PLAN REVIEW STANDARDS
117 W Cedar St
FINDINGS OF FACT

<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>The site has adequate access and the proposed driveway meets ordinance 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>The site has adequate access for emergency vehicles</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>Not applicable</p>
<p><u>H. Barrier-Free Access.</u> The site has been designed to provide barrier-free parking and pedestrian circulation.</p>		<p>Not applicable</p>

DEVELOPMENT SITE PLAN REVIEW STANDARDS

**117 W Cedar St
FINDINGS OF FACT**

<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>The site has the required amount of parking</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>Not applicable</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>Not applicable</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>Not applicable</p>

**DEVELOPMENT SITE PLAN REVIEW STANDARDS
117 W Cedar St
FINDINGS OF FACT**

<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>Not applicable</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>No additional 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>The noise generated by the use is not anticipated to typical of the surrounding area.</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>Not applicable</p>
<p><u>R. Signs.</u> The standards of the City of Boyne City's Sign Ordinance are met.</p>		<p>Not applicable</p>

**DEVELOPMENT SITE PLAN REVIEW STANDARDS
117 W Cedar St
FINDINGS OF FACT**

<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>Not applicable</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>Approval for sewer and water connection has been obtained.</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>Per planning commission determination.</p>

Scott McPherson

From: Richard Bouters <rlbouters@hotmail.com>
Sent: Monday, July 11, 2016 8:59 AM
To: Scott McPherson
Subject: RE: 117 W. Cedar St.

Scott

Since I sent you that email, we have some conversations with the owners as well as some of the neighbors who also received the notice. While the homeowners assure us that this is strictly for overflow visitors in the summer, there is some concern that it would be use as a rental, especially if these people would happen to sell this house.

I am in favor of the project as based on the overflow guest concept but would have reservation if a rental issue came up. I'm not sure this is presented to the planning commission but I would like to amend my support to only

include the project as guest overflow.

Thanks for your time and attention and please contact me if you have questions.

Richard Bouters

231-675-0797 or by email.

From: smcpherson@boynecity.com
To: rlouters@hotmail.com
Date: Mon, 11 Jul 2016 08:13:01 -0400
Subject: RE: 117 W. Cedar St.

Richard,

Thank you for your comments, I will provide them to the planning commission for their consideration when they review this application.

Scott

From: Richard Bouters [mailto:rlbouters@hotmail.com]
Sent: Tuesday, July 05, 2016 11:58 AM
To: Scott McPherson <smcpherson@boynecity.com>
Subject: 117 W. Cedar St.

Scott

I am writing in regard to the Public hearing for 117 W. Cedar St. and the owners desire to have a detached accessory apartment in the traditional residential district. We are familiar with the home owner and the plan for this apartment and in full support for it to move forward.

We have no objection to this proposal.

If you require more information or comment please contact me at the following.

Richard L. Bouters

Gayle L. Bouters

126 W. Cedar St.

Boyne City, MI 49712

Haggard's

PLUMBING and HEATING

"Business of Quality and Service"

"Charlevoix-the-Beautiful"

haggardsinc@hotmail.com

Date: Thursday, July 7, 2016

To: Commission Meeting Room
364 N. Lake St.
Boyne City, MI 49712

RE: Parcel#15-051-459-090-60

Request to consider the application submitted by Katherine Heiny; Location is at 117 W/
Cedar St.

To Whom it May Concern,

Upon reviewing the above Notice of Public Hearing of the Zoning Board of Appeals, I would like to express my support with the above case's requests. Haggard's Plumbing & Heating is not at all opposed to the changes of the property and/or the request to the Zoning Board. If a property owner is fortunate enough to have the ability and the resources in this time of economical struggles to either build and/or improve their existing property, we would like to see their request granted. It would prove positive for the local, county, state and country to do all we can to improve and promote growth in any way possible.

Sincerely,

Haggard's Plumbing & Heating