



City of Boyne City

Founded 1856

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AGENDA

BOYNE CITY PLANNING COMMISSION

Monday February 19, 2018 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 the January 15, 2018 Boyne City Planning Commission meetings.
4. Hearing Citizens Present (*Non-Agenda Items*)
5. Reports of Officers, Boards, Standing Committees
 - A. 2017 Planning Report
6. Unfinished Business
 - A. Comments on M-75 Corridor Plan
7. New Business
 - A. Public Hearing Amendments to Article II, Article III, Article IV, Article V and Article XX of Boyne City Zoning Ordinance
 - B. Review Capital Improvement Plan.
8. Staff Report
9. Good of the Order
10. Adjournment – Next Meeting March 19, 2018

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

An Equal Opportunity Provider and Employer

Hometown Feel, Small Town Appeal

**Meeting of
January 15, 2018**

Record of the proceedings of the Boyne City Planning Commission regular meeting held at Boyne City Hall, 319 North Lake Street, on Monday January 15, 2018 at 5:00 pm.

Call to Order

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

Roll Call

Present: George Ellwanger, Chris Frasz, Jim Kozlowski, Tom Neidhamer and Jeff Ross
Absent: Ken Allen, Jason Biskner, Aaron Place and Joe St. Dennis (arrived at 5:03 pm)

Excused Absences

****Motion**

2018-01-15-02

Ellwanger moved, Neidhamer seconded, PASSED UNANIMOUSLY, a motion to excuse the absence of Biskner.

Meeting Attendance

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

Public Present: 10 including a quorum from Wilson Township Planning Commission, Boyne Valley Supervisor Sue Hobbs; Kathleen Duffy from Smith Group JJR and Brad Strader from MKSK Studios who are part of the Technical Assistance Team from MEDC (Michigan Economic Development Corporation)

Consent Agenda

****Motion**

2018-01-15-03

Neidhamer moved, Ellwanger seconded, PASSED UNANIMOUSLY, a motion to approve the Planning Commission minutes from December 18, 2017 as presented.

**Citizen comments on
Non-Agenda Items**

None

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

None

Unfinished Business

None

New Business

**Joint meeting with
Wilson Township
Planning Commission
to review the draft M-
75 corridor
improvement plan**

Planning Director McPherson reviewed his staff report that was included in the agenda packet. The purpose of the joint meeting tonight is to discuss the draft M-75 corridor improvement plan with the officials from Wilson and Boyne Valley Townships along with the technical assistance team from MEDC. Discussion about the vision of the gateway corridor has been discussed by a steering committee for several months, and this is the first collaborative draft for review and input. Kathleen Duffy from Smith Group JJR facilitated discussion through a power point presentation of the handout that was included in the agenda packet about site designs, lighting and signage, architecture and non-motorized use pathways and then turned the presentation over to Brad Strader from MKSK to discuss Access Management. The goal is to incorporate shared standards and implement them into zoning ordinances for each municipality which may need to be done with amendments to the existing ordinances. Even if a design is not immediately implemented, if it is within the parameters of your ordinances, MDOT looks more favorably upon giving assistance during road reconstruction efforts. Following tonight's discussion, it was asked that each board member review the plan and give any suggestions, comments or concerns to Scott

within the next couple of weeks, so that he can compile the information and forward it to Kathleen or Brad for review and implementation.

Review proposed ordinance amendments for dwelling definition and Schedule of Regulations

Planning Director McPherson reviewed his staff report that was included in the agenda packet. At the December meeting staff was directed to develop some draft amendment language to address the issue of minimum dwelling sizes and amendments to the definition of a dwelling. In the agenda packet were draft amendment changes to the schedule of regulations and additional language to the TRD, WRD and RED districts that is being proposed. It is the preferred policy that definitions be a description of the term and not contain specific or unique standards; so a proposed amendment to the dwelling definition would eliminate the 6 items that detail the specific unique requirements of a dwelling in Boyne City. It is also being suggested that the minimum width requirements be incorporated into the schedule of regulations for the TRD, RED and WRD districts. By eliminating the minimum width from the definition, making it standard applicable in these districts, it would remove the minimum width requirement for single family dwellings allowing narrower structure widths to be incorporated in the MFD. During board discussion, it was felt that the proposed amendment language would help to clean up the definition of a dwelling and to integrate into the schedule of regulations in the TRD, RED and WRD districts the minimal width requirements language. After board discussion, **motion by Ellwanger, seconded by Ross**, to proceed with the proposed language amendments as presented for the schedule of regulations and dwelling definition and to proceed with scheduling a public hearing.

****Motion**

2018-1-15-7B

Roll Call:

Ayes: Ellwanger, Frasz, Kozlowski, Neidhamer, Ross and St. Dennis

Nays: None

Absent: Allen, Biskner and Place

Motion Carries

Staff Report

The annual Joint Boards & Commission meeting has been scheduled for Thursday, February 8, 2018 at 6:00 pm in the commission chambers. This year along with individual board updates, they will be highlighting a single topic for discussion which will be the housing shortage. Everyone from the board was encouraged to attend.

Good of the Order

-
- Jim Kozlowski will not be available for the February, March and possibly April meetings.
 - Discussion about the double yellow lines in front of the Post Office and people going over them when rounding the curve
 - Any work being done on the sand erosion issue on Call St. Andy Kovolski, DPW Superintendent will be asked to look into it
 - Flashing neon signs are popping up in a couple of business in town, is anyone looking into them? Assistant Planning Director, Patrick Kilkenny is already aware of them, and is dealing with it.
 - The "Welcome to Boyne City" signs at the intersection of Division St. and S. Lake St. /Wilson St.

The next regular meeting of the Boyne City Planning Commission is scheduled for Monday, February 19, 2018 at 5:00 p.m.

Adjournment
****Motion**

2018-01-15-10

Kozlowski moved Neidhamer seconded, PASSED UNANIMOUSLY a motion to adjourn the January 15, 2018 meeting at 6:59 p.m.

Chair Chris Frasz

Recording Secretary Pat Haver

Draft

Boyerne City 2017



Planning and Zoning Report

Development Plan Reviews

Boyne City Preschool

The Boyne City Preschool located at 1040 Roosevelt Street submitted an application for sketch plan review for a development plan amendment for a 56 x 26 addition to their existing structure for additional classroom space, kitchen, office space and entry. The property is located in the Traditional Residential District and the existing and proposed use is a principle permitted use in the district. The proposed addition would be located on the north side of the building. The Planning Commission reviewed the proposed plan at its regular meeting in May but could not approve the plan as the proposal did not meet ordinance requirements for parking. The applicant submitted additional plans showing a deferred parking area and requested the planning commission grant a waiver of the parking requirements as provided by section 25.10(B)(3).

The original approved plan provided for a 7 space parking area located in front of the building with a one way circular drive entering on the west and exiting on the east. The current parking and entrance to the site consist of a gravel area north of the existing building to the road with no defined entrance drive. While the proposed plan meets zoning ordinance requirements for building size, setbacks and lot coverage, the proposal eliminated a large portion of the parking area identified on the original approved plan. While the parking area of the previously approved plan is being eliminated with the proposed addition, a paved parking area in the right of way would be developed. This proposal was reviewed by City DPW and staff and was determined acceptable with the provision that an easement for a sidewalk is obtained. As per section 24.10(B)(3) of the Boyne City Zoning Ordinance the Planning Commission waived the development of onsite parking requirements without proof of hardship as a deferred parking area was shown that can be developed if there is a change in use.

Habitat House

Northwest Michigan Habitat for Humanity requested conditional use approval for a two family dwelling at 335 Bailey Street. The property is a vacant parcel in the Traditional Residential District (TRD), parcel number 051-260-023-00. The parcel is comprised of two platted lots. The parcel has 106 feet of frontage on Bailey Street and is 188 feet deep and has a lot area of 19,928. The minimum lot size in the TRD is 50 in width and area of 5,445 square feet. The proposal is to construct a two family structure that will be comprised of two independent dwellings with attached garages that would have a common wall. The site would be accessed by a common driveway and will be served by City water. Each unit would have its own septic tank and drain field. A public hearing was advertised and held and the planning commission approved the conditional use. After the approval was received Habitat for Humanity decided against building the two family dwelling and will be proceeding to split the parcel and construct a detached single family dwelling on each platted lot. They anticipate building both of the homes in the summer of 2018.

Alley Vacation

An application for the vacation of a public way was submitted by Darrel and Marcella Hill 419 E Lincoln Street. They requested the alley located between their two parcels be vacated. The alley is 16.5 wide and 330 feet in length and runs between Lincoln Street and the undeveloped portion of Cedar Street east of Grant Street. The alley is undeveloped and not maintained and contains no infrastructure. There is a steep slope on a significant portion of the alley so it is unlikely that the alley would be developed for access in the future and all of the adjacent property owners have signed a petition in support of the vacation. The proposal was reviewed by City staff and the Planning Commission and no issues or concerns were identified with the request and it was recommended to be vacated. After appropriate notice and hearing the City Commission approved the vacation of the alley as requested.

Ordinances

Day Care Ordinance

During the City's recent 2016 goal setting sessions, affordable housing, child care, and their lack of availability in our area were at the forefront of conversation. Some of Boyne City's major employers have cited concerns regarding affordable housing and day care options as reasons they are understaffed and unable to locate quality members to fill their workforce.

The Boyne City Zoning Ordinance (BCZO) defined Group Day Care Homes as: "a private home in which more than six (6) but not more than twelve (12) children are given care and supervision for periods of less than twenty four (24) hours a day unattended by a parent or legal guardian except children related to an adult member of the family by blood, marriage, or adoption. It includes a home that gives care to an unrelated child for more than four (4) weeks during a calendar year." Section 25.10 Conditional Use Requirements lists the following requirements for a group day care home:

- 1. Sites shall have a minimum lot area of 20,000 square feet.*
- 2. An on-site drive shall be provided for drop-offs and loading. This drive shall be arranged to allow maneuvers without affecting traffic flow on the public street.*
- 3. There shall be a fenced, contiguous open space with a minimum area of 5,000 square feet provided on the same premises as the group day care home. The required open space shall not be located within a required front yard.*

In addition to the City requirements, group day care homes are also licensed and monitored by the State of Michigan which has a much more comprehensive set of rules and requirements. The State has no requirements for minimum lot area for a group day care home and has a minimum requirement of 600 square feet for a play area that can be on the property or within a reasonable walking distance.

Since 2016 the City planning office received two applications for zoning approval for "group child care homes" as required by the Michigan Department of Licensing and

Regulatory Affairs. Both of the requests had to be denied as the parcels did not meet the minimum lot requirements. To develop a new facility a private home must be on a parcel that far exceeds the minimum standards for the district. A typical conforming lot in any residential district ranges from 5,445 to 10,980 square feet. Currently in the City there are 5 existing state licensed group day care facilities. The lot area of these facilities ranges from 8,000 to 17,000 square feet with an average of 13,000 square feet. The City has not received any complaints or had any issues with any of the existing facilities. Clearly, the public purpose supporting the 20,000 square foot minimum lot area requirement for a day care is questionable at best and it has created a barrier for the development of a needed service in the community.

To address this barrier the ordinance was reviewed by the Planning Commission and planning staff was tasked with developing less restrictive zoning ordinance language based on the following recommendations:

- 1) Principal allowed use by right in all the residential districts and in the Central Business District
- 2) No minimum lot size
- 3) Fenced in play area with a minimum size of 1,200 square feet; not to be located in the front building line.

To implement recommendations text amendments were proposed to be added to Article III, Section 3.20 as item J; to Article IV, Section 4.20 as item I, Article V, Section 5.20, item E; Article VI, Section 6.20, item E; Article X, Section 10.20, item CC; and Article XI, Section 11.02, item Q. The proposed ordinance amendments eliminated the minimum lot area requirements and added language to each of the districts that established group day care homes as a principle permitted use with the requirements that the facilities shall have a fenced outdoor play area of at least 1,200 square feet located behind the front building line of the home. The proposed amendments were adopted by the City Commission in February of 2017.

Schedule of Regulations

The Planning Commission was requested by the Zoning Board of Appeals to review and amend Article XX, Section 20.30 note 1. This recommendation was made after the Zoning Board of Appeals was unable to interpret the intent of the section and found the text to be confusing and somewhat contradictory. After review by the Planning Commission it was the recommendation the language be deleted as it could not be specifically determined the intent of the section. The proposed deletion of the language was adopted by the City Commission in January of 2018.

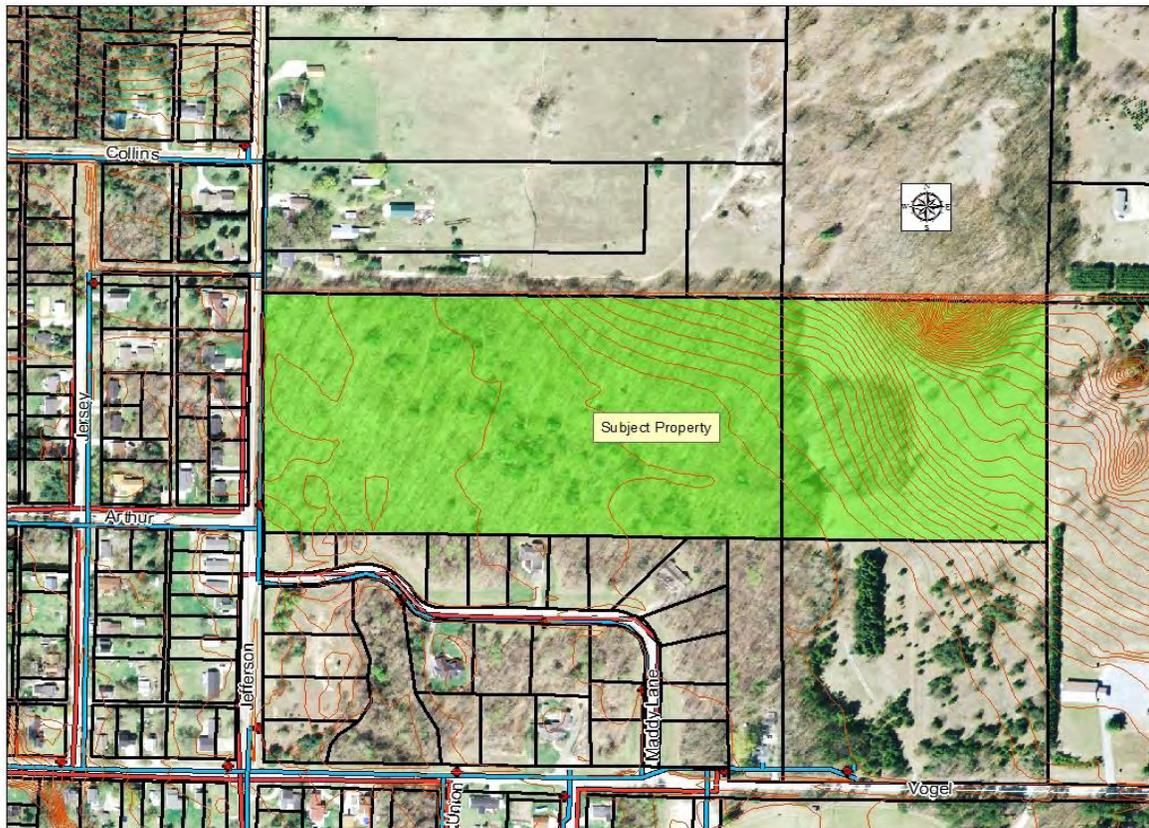
Waterfront Setback

An amendment to Article V was suggested by staff to address an issue of waterfront setbacks being required for parcels in the Waterfront Residential District (WRD) that do not have waterfrontage. There are several locations where this occurs and maps showing the affected locations revealed the adoption of the original ordinance created several nonconformities and most of these would become conforming if the proposed change is

adopted. The proposed change was a text amendment to the WRD district and only the waterfront setback would be changed, all other requirements of the district, including building height and mass, would remain in effect. The amendment added section 5.60 E to Article V. The proposed amendment added a section that stipulated that parcels in the WRD that do not waterfrontage shall have a minimum front yard setback of 10 (ten) feet. The amendment was adopted by the City Commission in January of 2018

Macksey Conditional Zoning

On September 19, 2016 the Planning Commission held a public hearing on a rezoning application submitted by Ted Macksey to rezone parcels 15-051-026-005-00 and 15-051-026-004-15 from Rural Estate District (RED) to Multiple Family Residential District (MFRD). The parcels are located at 600 Jefferson Street. Parcel 026-005-00 is approximately 20 acres with 660' of frontage on Jefferson Street and measures 1,300 feet deep. Parcel 026-004-15 which is adjacent to the east of 026-005-00 is approximately 10 acres and measure 660ft x 660ft.



The properties to the north are in Evangeline Township and are zoned Rural Residential and being used for single family dwellings. The property to the east is in the City of Boyne City and zoned RED and being used for a church. To the south of the property properties are zoned RED being used for single family dwellings and conditionally zoned MFRD being used for group senior and assisted living. The properties to the west are

zoned Traditional Residential District (TRD) and is being used for single family dwellings. Public sewer and water are located adjacent to the subject property on Jefferson Street. The subject parcel is currently vacant, with majority of the parcel covered with mature forest. On the eastern quarter of the property there is a significant slope and an elevation change of over 40 feet.

After the public hearing the Planning Commission reviewed the amendment criteria of the Boyne City Zoning Ordinance section 2.50 and passed a motion to recommend to the City Commission that the requested zoning change be approved. The application was submitted to the City Commission for a first reading on November 15, 2016. After review and discussion of the application the City Commission passed a motion to schedule second reading for the application on January 10, 2017.

Prior to the second reading it became apparent that there were a variety of questions and concerns being raised by the public about the purpose of the proposed change and all the possible uses that are permitted in the MFRD district. To try and address these concerns the applicant consulted with staff and indicated that a more focused application would be a better option moving forward. Given the fact that a wide variety of uses that could be permitted under the MFRD are not being considered by the developer, a conditional rezoning application appeared to be a more appropriate application in this case. The City Commission concurred with the request and referred the zoning change back to the Planning Commission to allow the applicant to amend the original request to conditionally change the zoning of the property to MFRD. The written offer and conceptual site plan to amend the original request to conditionally change the zoning to MFRD was submitted by the applicant and a public hearing on the condition zoning request was held by the Planning Commission on March 20, 2017.

As per ordinance requirements the Planning Commission considered the criteria of Boyne City Zoning Ordinance section 2.50 in reviewing the request. One of the criteria of the Section is the requirement of traffic impact analysis. As the proposed change could permit a use that generates more than 100 directional trips per peak hour or more than 1,000 trips per day than the majority of uses that could be developed under the current zoning a traffic impact study was required. At the time of the public hearing data was not available for review by the planning commission but was required to be submitted prior to first reading by the City Commission. The developer contracted with Progressive AE and a trip generation comparison was prepared by Peter LaMourie PE. The trip generation calculation prepared by Mr. LaMourie used the assumption of 300 units being constructed on the site. The submitted conditional rezoning offer stipulated a maximum of 212 units would be constructed.

To provide a baseline of existing conditions traffic counts on Jefferson and Vogel streets were completed in September and October. On Jefferson Street traffic counts were collected near the Collins Street intersection for eleven 24 hour periods from September 14-24. During this time the 24 hour traffic counts ranged from 84 to 125 trips heading south with the Average Daily Trips (ADT) of 109 and from 83 to 141 heading north with the ADT of 115. The ADT in both directions over the 11 day period was 224 which

represents between 1.87% and 2.24% of the daily carrying capacity of the street. The peak-hour trips for Jefferson Street during this period was at 3pm on September 19th with 39 trips (14 north, 25 south) which is between 3.54% and 4.33% of the peak hour capacity.

On Vogel Street traffic counts were collected near the Maddy Lane intersection for eight 24 hour periods from October 2-9. During this time the 24 hour traffic counts ranged from 145 to 191 trips heading east with the ADT of 168 and from 88 to 126 heading north with the ADT of 107. The ADT in both directions over the 8 day period was 275 which represents between 2.29% and 2.75% of the daily carrying capacity of the street. The peak-hour for Vogel Street during this period was at 5pm on October 5th with 47 trips (17 east, 30 west) which is between 4.27% and 5.22% of the peak hour capacity.

The conditional rezoning offer and conceptual site plan were provided to the to the DPW, Water and Sewer Department and the Police Department and each of the departments indicated that City had the existing capacity to meets the demands of the proposed development. After completing a findings per ordinance criteria the Planning Commission recommended approval of the conditional zoning and it was approved by the City Commission in April of 2017.

Housing Commission Conditional Zoning

A conditional rezoning application was submitted by Boyne City Housing Commission to rezone parcel 15-051-335-084-40 from Traditional Residential District (TRD) to Multiple Family Residential District (MFRD). The parcel is a 7.81 acres located adjacent on the north side of Deer Meadows and the Boyne City Senior Center. The written offer submitted for the conditional rezoning identified that the proposed uses for the site to include up to 64 two bedroom units and up to 10 single family units. The single family units would be developed on individual sites accessed from Earl Street. The two bedroom units would be accessed at two points by extending Franklin Street from the west and the Deer Meadows driveway from the south. The application generated significant opposition from the surrounding neighbors any many voiced their opposition to the proposed project at the public hearing. Based on the comments received at the public hearing the housing commission decided that the best course of action was to withdraw the application and attempt to address the concerns raised by the neighbors prior to resubmittal of the application.

Plans

M-75 Corridor Plan

Boyne City was one of the first 8 communities that was selected for participation in the Redevelopment Ready Community (RRC) certification program and became the fourth in the State to receive certification. The program is administered by the Michigan Economic Development Corporation (MEDC) and is designed to measure and certify communities that integrate transparency, predictability and efficiency into their daily development practices. By obtaining the RRC its certification the City has become eligible for technical assistance provided by the MEDC. This past year technical assistance was

requested and provided for an access management study of the M-75 corridor and this assistance was completely funded by MEDC. With the increased development pressure occurring on the M-75 S corridor it become apparent that access management planning for this growth was needed. Building from the Partnership's for Change cooperative planning effort completed in 2011, the City of Boyne City, Wilson Township and Boyne Valley Township, again worked together to develop a plan for the corridor. While the Partnership for Change effort included the entire corridor from Boyne City to Boyne Falls, this plan was limited in scope to cover the area from Fall Park road to Moll Drive. This limited scope allowed the plan to provide more in depth analysis and recommendations for access management, pedestrian movement and aesthetics.

Grants

Planning Department staff has developed and/or assisted with the following grant applications.

SAW

Originally submitted 2013, the Storm Water Management and Wastewater (SAW) grant application, prepared with assistance from C2AE, was approved for funding in November 2016. The submitted grant request was for a total estimated project amount of \$749,373.00 of which the City would be required to match 10% totaling \$74,973.00. As force account reimbursements estimated at \$16,412.00 are also grant eligible, the total out of pocket costs to the City are estimated at \$58,526.00. To implement the grant and develop the Wastewater and Stormwater Asset Management Plan and Stormwater Management Plan the City approved a contract for engineering services from C2AE. Grant activity over the past year included the initiation of the inventory and inspection of city sanitary and storm water infrastructure and the acquisition of computer hardware and software. To date approximately \$117,768 of the \$767,608 (15.3%) of the budget has been expended. Anticipated upcoming work for the next year include the completion of asset inventories and data input, sanitary and storm water modeling, collection of LIDAR aerial imagery and topography data, acquisition of additional computer hardware and the televising of sanitary and storm sewers.

MDNR Trust Fund Grant Program Open Space Acquisition

The objective is to purchase the 475 N. Lake Street property for the purpose of improving and expanding recreational opportunities, be good environmental stewards of the land and lake, and preserving open space and lake access for the community in perpetuity for current and future generations to enjoy.

Great Lakes Fishery Trust Public Fishing Pier

The goal of the Access to the Great Lakes Fishery grant program is to improve or create opportunities for shore-based access to fishing for Great Lakes species for use by tribal and/or recreational users.

The GLFT approved the installation of an ADA accessible, public fishing pier in Lake Charlevoix. The pier is approximately 190' in length and located immediately southwest of the mouth of the Boyne River and complimented by existing public restrooms, public parks and parking, and includes a direct connection to the City's Central Business District. The pier allows

anglers of all experience levels and physical abilities to fish safely and conveniently. The pier was constructed with a 50/50 match from Catt Development and the GLFT.

MDNR Trust Fund Grant Program – Trail Extension

The project was approved by the Michigan Department of Natural Resources Trust Fund Grant program and when completed, the path will provide nonmotorized access to two communities, a school, a four-season resort, a future township park, and numerous natural areas. The Trail will provide citizens and visitors alike with a healthy exercise with an alternative to automobile transportation as well as attracting tourists to our area as an additional economic engine for the communities. The Trail will go through Boyne Falls Public School campus and will be close to the Boyne City School and Concord Academy campuses, thereby providing a safer route for students to get to the schools.

There has been significant collaboration to facilitate this trailway. The Boyne Valley Trail Committee was formed to coordinate partnerships that include the City of Boyne City, Boyne Valley Twp., Village of Boyne Falls, Boyne Falls Public School, Boyne Mtn. Resort, Top of MI Trails Council and private property owners.

mParks Building Healthy Communities Grant Program – Avalanche Mountain Park

The mParks BHC program is a coordinated effort to begin changing the culture of health by connecting park professionals and health care providers. Public parks offer access to open natural spaces, playgrounds, and recreational programming that encourage physical activity and overall enjoyment. The City of Boyne City partnered with Michigan State Extension and Boyne Area Rehab on this grant opportunity.

mParks approved the engineering and installation of a new gravel hiking and biking trail system, along with signage, benches, trash receptacles, picnic tables and material to build a pavilion at Avalanche/Waterworks Park.

Coastal and Estuarine Lane Conservation Grant Program – Open Space

The CELCP is administered by the Office for Coastal Management, National Oceanic and Atmospheric Administration, Department of Commerce. The CELCP provides matching funds to state and local governments to purchase, or acquire conservation easements on threatened coastal and estuarine lands.

The City of Boyne City's grant request to the CELCP to assist with acquisition of the Open Space was ultimately denied.

2017 Charlevoix County Parks Millage Appropriations

Funds are appropriated for parks/recreation development projects in Charlevoix County that demonstrate a direct recreational benefit. A primary goal is to distribute funds throughout the county by funding multiple smaller projects (\$10,000 or less) per year.

Peninsula Beach: Approved 200' of Mobi-Mat running from the existing sidewalk to the lake shore. An additional 33' runs parallel to the lake allowing for easy access to the water's edge for people of all abilities. The mat is installed and removed seasonally by the city's park staff.

Riverside Park: Approved a parking area, signage, split rail fencing, picnic tables, trash receptacles, benches, and a kayak rack to provide an inviting space for the public to better utilize as family friendly recreational space.

Marina at Veteran's Park: Approved the installation of a kayak launch, kayak rack, and signage. The launch will be affixed to a short dock section and the storage rack will be bolted to a concrete pad on land. The proximity of the launch and storage rack to the Boyne River provides a great opportunity to enhance an already popular kayaking area. Signage will help to better identify the park and amenities.

GIS Development and Support

As part of its mission the Planning Department continues to develop, maintain, and archive all City GIS data and provide GIS support and services to all City departments. Over the past year hundreds of maps were created and produced in support of other city departments.

Boards and Commissions

Planning Commission

The Planning Commission is currently fully staffed. In March Planning Commissioner Jane McKenzie resigned and in May Chris Frasz and George Ellwanger were reappointed and Jeffery Ross was appointed to fill the seat vacated by Jane McKenzie. To better clarify the process for recommending appointments for the Planning Commission the bylaws were amended to establish and formalize and the process the planning commission will use in making planning commission appointment recommendations to the City Commission.

Zoning Board of Appeals

The Zoning Board of Appeals (ZBA) is currently fully staffed. Existing members, Pat Kubesh, Roger Reynolds and Robert Carlile, were reappointed by the City Commission in May. The ZBA heard four variance requests in 2017 and considered one interpretation request. All variances involved setbacks for additions to primary residential structures. Three of the four variance requests were denied by the board and the interpretation request was referred to the Planning Commission for ordinance amendment.

Historic District Commission

The Planning Department has assumed staff support responsibilities for the Historic District Commission. To ensure compliance with all requirements and procedures in the application or the Historic District Ordinance the Planning Staff working with the District Commission developed rules of procedure and definitions of types of work for the district and the definitions and procedures were formally adopted by the Commission.

Department Staffing

There were no changes to department staffing.

Training

Planning staff attended the Michigan Association of Planning Conference. Staff and several commissioners attended the Charlevoix County Planners forum, the Northwest Michigan Housing Summit and the Conditional Rezoning Training Workshop.

Township Partners

The City continues its contractual relationship with Evangeline and Wilson Townships to provide planning and zoning services. This relationship has not only proven to be economically efficient but also has the added benefit increasing communication and cooperation between the municipalities. While each unit of government maintains its autonomy with its own zoning ordinances and master plans, the working relationship between them helps the municipalities mesh their land use goals. It is expected that Boyne City will continue to provide planning and zoning services to the townships in 2018-19

2017 Zoning Permits

Accessory Buildings	14
Residential Additions	13
Commercial Addition	2
Multi Family	0
New Dwellings	5
Total Zoning Permits	33

Permit Fees Collected: \$1,900

Total Project Value: \$2,038,300

Enforcement Activity Jan-Dec 2017

Complaints Received	55
Site Inspections	160
Enforcement Letters Sent	57
Phone Contacts	70
In Person Contacts	25

Dilapidated Structure	3
Junk Cars	15
Junk/Trash	30
Miscellaneous	4
Permit Violation	3
Signs	6
Weeds	25
Yard Sale Signs	40
Total	125

Dangerous Structures

204 S East St.

On May 5, 2017 the Honorable Judge Hayes signed a decision and order denying writ of superintending control in the Chapp's appeal of the hearing officer's decision that the structure at 204 S East St., was a dangerous structure. This decision exhausted the appeal process as provided by the Dangerous Structures and Building Ordinance and the City moved forward with enforcing the hearing officer's order of demolition. While not required by ordinance the City notified the property owner of the City's intention to enforce the order of demolition and provided additional time to July 5, 2017, to voluntarily comply. The owner again refused to comply with the order. As the structure was located in the Central Business District and the owner had given testimony that the structure was used for an office and storage the City had to treat the structure as a commercial structure and was required to do an asbestos investigation and abatement prior to demolition. The City contacted the property owner and requested permission to enter the property and conduct the inspection. The property owner did not give permission to enter the property and a search warrant was obtained and executed on September 7, 2017 for the purposes of completing the asbestos inspection. The asbestos report was received on September 29, 2017 After the results of the asbestos survey were obtained the City prepared and advertised a request for bids to demolish the dangerous structure at 204 S East Street. One bid of \$16,000 was received and the City Commission passed a motion to award the bid on October 24, 2017. The structure was demolished by the contractor on November 2, 2017. A lien for the all costs associated with the demolition was placed on the property and recorded at the Charlevoix County Register of Deeds on January 2, 2018.

303 Front St.

On July 26, 2016 a dangerous building hearing was held for the structure located on the property located at 303 Front St Tax ID 15-051-453-022-00. The building was single family dwelling of unknown age and has been vacant for many years. Due to the removal/disconnection of utilities, age, dilapidation and neglect the structure was found to be a dangerous structure by the hearing officer and an order to repair the structure given. After months of working on the structure the property owner determined the best course of action was to demolish the structure. In July of 2017 the property owner had the structure demolished.

112 Division

In November a dangerous building hearing was scheduled for the structure located on 112 W Division Tax ID 15-051-472-228-30. The structure is single family dwelling of unknown age. The structure is currently vacant and has been vacant for since 2008. Due to the removal/disconnection of utilities, destruction, dilapidation and neglect the structure is uninhabitable. At the hearing the property owner gave testimony that the structural deficiencies of the home make it unrealistic to renovate. The hearing officer made a finding that the building was a dangerous structure and must be demolished.

The property owner concurred with the finding and order and indicated that the property would be demolished in the spring of 2018.

CITY OF BOYNE CITY

To: Chair Chris Franz, and fellow Planning Commissioners

From: Scott McPherson Planning Director

Date: February 19, 2018

Subject: Zoning Ordinance Amendments Public Hearing



Background

As directed at the January regular meeting staff has developed some draft amendments to address the issue of minimum dwelling sizes. Amendments to the definition of dwelling, the schedule of regulations and additional language to the TRD, WRD and RED districts is being proposed.

Discussion

Proposed amendments for the definition of dwelling, Article III, Article IV, Article V and Article XX have been provided. Proposed additions are shown in *italics* and proposed deletions are shown with ~~strikethrough~~. The proposed amendment to the dwelling definition eliminates several of the qualitative minimum standards that are included in the definition such as the minimum dwelling width, foundation requirements and eave overhang. Some of these standards were either relocated into the design requirements for the Rural Estate District (RED) in section 3.40(H), the Traditional Residential District (TRD) section 4.40(A)(7) or Waterfront Residential District (WRD) section 5.40(A)(6) or incorporated into the schedule of regulations section 20.10. The changes to the design requirement sections in the residential district incorporated the requirements for the foundation, 1 foot overhang, and the prohibition of exposed towing mechanism, wheels or undercarriage. The proposed amendment to section 20.10, schedule of regulation included that addition of a minimum dwelling size width category with the inclusion of a minimum 24' width requirement for the RED, TRD and WRD districts. As discussed the minimum width for a single family dwelling located in the Multi-Family Residential District (MFRD) would be eliminated by this proposed amendment. To address the issue that was brought up by the Planning Commission in regards to lot size for a single family dwelling in the MFRD, a change is being proposed to section 2.30 note g. The current note g stipulates that: "Apartments shall comply with the applicable standards for the MFRD listed in Section 20.10. Single family detached dwellings shall comply with the applicable standards for the TRD listed in Section 20.10. All other uses shall comply with the applicable standards for the CBD listed in Section 20.20."

Staff sees several issues that should be addressed and is proposing several amendments to note g as follows:

~~"Apartments shall comply with the applicable standards for the MFRD listed in Section 20.10. Single family detached dwellings shall comply with the applicable lot, height, and setback, standards for the TRD listed in Section 20.10. All other uses shall comply with the applicable standards for the CBD listed in Section 20.20."~~

The elimination of the first sentence that requires apartments in the MFRD meet the standards of Section 20.10 is being proposed as this stipulation is redundant. Apartments in the MFRD are

required to meet the standards of 20.10 regardless of this statement. However, it is noted that in the Minimum Lot per Unit column of the MFRD district does not include a minimum area, only reference to note g is currently in the column. So the while the current lot in the MFRD would have a minimum width of 100', there is not a minimum lot area, unless the property is being used for a single family dwelling. To address this oversight a minimum lot area of 21,780 square feet for a MFRD lot is being proposed.

The second proposed amendment to note g is the addition of the language that single family dwellings are subject to the *lot, height and setback standards* of section 20.10. This stipulation would require that single family dwellings in the MFRD must meet the TRD lot requirements of 50 width, area of 5,445 square feet, setbacks of front yard 10', sides yard minimum 5' total of 15', rear yard 15' and maximum height of 2.5 stories or 30 feet.

The third proposed change to note g is to eliminate the last sentence that stipulates all other uses (meaning anything but apartments and single family dwellings) comply with the standards for the CBD district listed in section 20.20. It should be noted that the only standards in section 20.20 for the CBD district are a minimum height of 3.5 stories or 45 feet, which is 1 story or 10 feet higher than permitted in the MFRD. The CBD district does not require any setbacks and permits 100% lot coverage. This stipulation does seem consistent with the MFRD district and its deletion is being proposed.

Some of the proposed changes relocate existing standards to other section of the ordinance that are more appropriate. The proposed changes would have the regulatory effect is the change establishing a minimum lot area for the MFRD, the elimination of the minimum dwelling width for a single family dwelling located in the MFRD district, and elimination of the provision that allows uses other than apartments and single family district to comply with the CBD requirements in section 20.20.

Process

In accordance with the Michigan Zoning Enabling Act and the Boyne City Zoning Ordinance Section 2.40 Amendment Procedures, a public hearing was scheduled for the Planning Commission on February 19, 2018. The Commission should review the proposed amendment and use the amendment criteria as listed in section 2.50(B) of the zoning ordinance as a guide in making their decision on the proposed amendment. Section 2.50 (B) is as follows:

Section 2.50 Amendment Criteria.

- B. For amendment requests to change or to add additional regulations or standards to a district or a use, the Planning Commission and City Commission shall use the following as a guide:
 - 1. The proposed rule, change or addition helps to reinforce the Comprehensive Plan.
 - 2. The proposed rule, change or addition is in keeping within the spirit and intent of the this Ordinance, and with the objectives of the zoning district.
 - 3. The problem or issue which the change is intended to address cannot be accomplished in another, more appropriate fashion.

4. The proposed amendment would correct an error in the Ordinance.
5. The proposed amendment would clarify the intent of the Ordinance.
6. Documentation has been provided indicating problems and conflicts in implementation or interpretation of specific sections of this Ordinance.
7. The proposed amendment would address changes to county, state or federal legislation.
8. The proposed amendment would address potential legal issues or administrative problems with this Ordinance based on recent case law or opinions rendered by the Attorney General of the State of Michigan.
9. The proposed amendment would promote compliance with changes in other city ordinances and/or county, state, or federal regulations.
10. The proposed amendment is supported by the findings of reports, studies, or other documentation on functional requirements, contemporary building practices, environmental requirements and similar technical items.
11. Other criteria as determined by the Planning Commission or City Commission which would protect the health, safety, and welfare of the public, protect public and private investment in the City, promote implementation of the goals and policies of the Comprehensive Plan, and enhance the overall quality of life in the City.

Recommendation

Review Section 2.50 and apply the standards to the proposed ordinance amendment and recommend adoption of the amendment to the City Commission.

Dwelling: Any structure, building, or portion thereof, on-site built, prefabricated, preassembled, or pre-built, having cooking facilities *and contains lavatory and bathing facilities in a separate room*, which is designed, used, and occupied wholly as the home, residence or sleeping place for complete living accommodations of one (1) family, either permanently or transiently, ~~complying with not less than the following minimum standards:~~

- ~~1. — Foundation: The structure must be firmly and permanently attached to a solid concrete block, poured in-place concrete, or stone foundation, or a foundation of other suitable materials, set upon concrete footings, below frost level. Said foundation shall be completely extend from the structure to said footings and enclose the entire perimeter of the structure. Said foundation and footings shall be constructed in accordance with the building code and all state regulations.~~
- ~~2. — The exterior width of any structure as measured along the width of the dwelling and, also, as measured along the depth of the dwelling shall not be less than twenty-four (24) feet, excluding eave overhang.~~
- ~~3. — All structures have overhangs of not less than one (1) foot as measured horizontally from the side of the structure to the outside edge of the eave and gable end.~~
- ~~4. — No structure shall have exposed wheels, towing mechanism, or undercarriage.~~
- ~~5. — The foregoing standards do not apply to a mobile home located within a licensed mobile home park except to the extent required by state law.~~
- ~~6. — The structure contains a full kitchen, and contains lavatory and bathing facilities in a separate room.~~

~~In no case shall a travel trailer, mobile home, motor home, automobile chassis, tent or other portable building be considered a dwelling. In cases of mixed occupancy where a building is occupied in part as a dwelling unit, the part so occupied shall be deemed a dwelling unit for the purpose of this Ordinance and shall comply with the provisions hereof relative to dwellings.~~

ARTICLE III RURAL ESTATE DISTRICT (RED)

Section 3.10 Purpose.

The purpose of this residential district is to provide a pleasant and attractive living environment which is consistent with the existing development, respects the unique natural environment, and is compatible with the land needs of on-site wells and septic systems. The intended character and nature of this district is a rural estate without municipal water and sanitary sewer service, with lot sizes of sufficient size as to not require such service. The Rural Estate District (RED) is intended to be a setting for a predominance of low-density and large-lot housing, typically in transitional locations between more intense urban development and rural or open lands.

Section 3.20 Principal Permitted Uses.

No building or land shall be used and no building shall be erected except for one (1) or more of the following specified uses, unless otherwise provided in this Ordinance:

- A. Single family detached dwellings.
- B. Municipal parks, playgrounds, and recreation centers.
- C. Residential cluster housing developments, i.e., houses on smaller building sites but consistent with overall parcel density limits
- D. Agriculture uses on five (5) acres or more in area.
- E. Home occupations in which customers or patrons do not visit the site for the delivery of goods and/or services.
- F. Adult foster care family homes, provided, this subsection shall not apply to adult foster care facilities, licensed by a state agency, for the care and treatment of persons released from or assigned to adult correctional institutions.
- G. Family day care homes.
- H. Accessory structures and uses customarily incidental to the above permitted uses.
- I. The keeping of four (4) hens per parcel provided that:
 - 1. No person shall keep any rooster
 - 2. No person shall slaughter or dress chickens outdoors

3. Chickens shall be provided with a covered enclosure and/or a fenced enclosure in the rear yard.
4. All covered enclosures shall be kept a minimum of ten (10) feet from the rear and side lot line.
5. Covered enclosures shall be so constructed or repaired as to prevent rats, mice, or other rodents from being harbored underneath, within, or within the walls of the enclosure.
6. All feed and other items associated with the keeping of chickens are to be stored as to not attract rodents.
7. Hens and their enclosures must be kept in a neat, clean and sanitary condition from offensive odors, excessive noise, or other condition that would constitute a nuisance. (amended: March 19, 2012)

Section 3.30 Conditional Uses.

The following uses shall be considered conditional and shall require a conditional use approval, and shall comply with any applicable conditional use requirements of Article XXV:

- A. Private recreation areas, uses and facilities including country clubs, marinas, golf courses and swimming pools subject to the following:
 1. No building shall be located within one-hundred (100) feet of a dwelling.
 2. Facilities such as licensed restaurants and bars may be permitted when occupying an integral part of the main structure, provided there is no exterior display or advertising of said facilities.
 3. Golf fairways, swimming pools, tennis courts, boat docks, and similar uses shall be located not less than thirty-five (35) feet from any property line.
 4. Access shall be directly from and onto a major thoroughfare or regional arterial, and not through a residential neighborhood.
- B. Public utility transformer stations, substations and gas regulator stations without service or storage yards shall comply with the requirements of this Ordinance and shall be subject to the following: a front yard setback of not less than fifty (50) feet shall be provided (irrespective of the yard requirement of the district in which it is located) and two (2) side yards and a rear yard shall be provided, each shall not be less than twenty-five (25) feet in width. The previously mentioned conditional uses shall be landscaped with a buffer of plant materials that effectively screens the view of the use from property used for residences, public walkways and rights-of-way. The standard buffer shall consist of a landscaped strip at least

six (6) feet wide outside the perimeter of the compound. The buffer shall contain a variety of species of plants.

- C. Cemeteries, provided that no buildings or structures shall be located nearer than two-hundred (200) feet to the boundary line of any adjacent parcel, and that access shall be directly from and onto a major thoroughfare or regional arterial, and not through a residential neighborhood.
- D. Churches, synagogues and temples.
- E. Home occupations in which customers or patrons visit the site for the delivery of goods and/or services.
- F. Plant nurseries and greenhouses.
- G. The raising and keeping of fowl, cows, and/or rabbits on areas of five (5) acres or less for owner's use and consumption only, with a maximum of one-hundred (100) animal units.
- H. Private stables for the keeping of horses and ponies for private use.
- I. One (1) roadside stand solely for the sale of produce grown on the land used for agricultural purposes, provided adequate vehicular access and off-street parking is provided as determined by the Planning Commission.
- J. The raising of fur bearing animals, animals for medical experimentation, dog kennels, veterinary clinics and riding stables, excluding concentrated animal feeding operations (CAFO's), on an area with a minimum of ten (10) acres but not more than twenty-five (25) acres in area only, with a maximum of ten (10) animal units.
- K. Funeral homes. (amended: October 24, 2007)

Section 3.40 Development Requirements.

The following requirements shall be met within a Rural Estate District (RED).

- A. Development plan approval as specified in Article XIX of this Ordinance, except single family dwellings and home occupations as a principal permitted use.
- B. Off-street parking, loading, and access management standards for all uses as specified in Article XXIV of this Ordinance.
- C. Signs for all uses as specified in the Boyne City Sign Ordinance.
- D. Height, area, lot coverage and yard regulations as specified in Article XX of this Ordinance.
- E. Landscaping requirements as specified in Article XXIII of this Ordinance.

- F. Design, architectural, and building material standards as specified in Article XXII of this Ordinance.
- G. Provisions relating to all zoning districts (as applicable in each separate case) as specified in Article XXI of this Ordinance.
- H. *Dwellings must be firmly and permanently attached to a solid concrete block, poured-in-place concrete, or stone foundation, or a foundation of other suitable materials, set upon concrete footings, below frost level. Foundation shall completely extend from the structure to footings and enclose the entire perimeter of the structure. Foundation and footings shall be constructed in accordance with the all applicable building code and all state regulations. No dwelling shall have exposed wheels, towing mechanism, or undercarriage. All dwellings shall have overhangs of not less than one (1) foot as measured horizontally from the side of the structure to the outside edge of the eave and gable end.*

ARTICLE IV TRADITIONAL RESIDENTIAL DISTRICT (TRD)

Section 4.10 Purpose.

The purpose of this district is to provide a pleasant and attractive residential living environment of a medium density, primarily on previously platted residential lots and served with community water and sanitary sewer facilities, characterized by compact, concentrated development patterns. It is the further intent of this district to provide for such uses as schools, churches, libraries, parks, playgrounds, and other public and semi-public uses, along with certain home occupations and offices, accessory apartments, and others, to coexist on a limited and structured basis along side and with residential uses.

Section 4.20 Principal Permitted Uses.

No building or land shall be used and no building shall be erected except for one (1) or more of the following specified uses, unless otherwise provided in this Ordinance.

- A. Single family detached dwellings.
- B. Public, parochial and private schools including nursery schools; churches, temples, and similar places of worship with a maximum capacity of five-hundred (500) worshipers; libraries; and community buildings.
- C. Municipal parks, playgrounds, and recreation centers.
- D. Adult foster care family homes, provided, this subsection shall not apply to adult foster care facilities, licensed by a state agency, for the care and treatment of persons released from or assigned to adult correctional institutions.
- E. Home occupations in which customers or patrons do not visit the site for the delivery of goods and/or services.
- F. Family day care homes.
- G. Accessory structures and uses customarily incidental to the above permitted uses.
- H. The keeping of four (4) hens per parcel provided that:
 - 1. No person shall keep any rooster
 - 2. No person shall slaughter or dress chickens outdoors
 - 3. Chickens shall be provided with a covered enclosure and/or a fenced enclosure in the rear yard.

4. All covered enclosures shall be kept a minimum of ten (10) feet from the rear and side lot line.
5. Covered enclosures shall be so constructed or repaired as to prevent rats, mice, or other rodents from being harbored underneath, within, or within the walls of the enclosure.
6. All feed and other items associated with the keeping of chickens are to be stored as to not attract rodents.
7. Hens and their enclosures must be kept in a neat, clean and sanitary condition from offensive odors, excessive noise, or other condition that would constitute a nuisance. (amended: March 19, 2012)

Section 4.30 Conditional Uses.

The following uses shall be considered conditional and shall require conditional use approval, and shall comply with any applicable conditional use requirements of Article XXV:

- A. 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.
- B. Private recreation areas, uses and facilities including, marinas, and swimming pools subject to the following:
 1. No building shall be located within one-hundred (100) feet of a dwelling.
 2. Facilities such as licensed restaurants and bars may be permitted when occupying an integral part of the main structure, provided there is no exterior display or advertising of said facilities.
 3. Swimming pools, tennis courts, boat docks, and similar uses shall be located not less than thirty-five (35) feet from any property line.
- C. Home occupations in which customers or patrons visit the site for the delivery of goods and/or services.
- D. Two-family dwellings.
 1. Criteria for granting conditional uses for two-family dwellings in a Traditional Residential District (TRD).

- a. A parking area shall be provided for the occupant of both units which shall be hard surfaced, preferably asphalt, brick or concrete, and shall have at least two (2) parking spaces for each dwelling unit (not less than four (4) spaces).
 - b. The applicant shall submit a site plan (drawn to scale and indicating the setbacks) and a floor plan of both units showing the present use and the proposed use of each room in the structure. Any permit granted allowing the conditional use shall designate the number of bedrooms allowed in each unit and such number shall not thereafter be increased.
 - c. The size and architecture shall be in harmony with the existing neighborhood in which it is located and will not be detrimental to the future orderly development of the nearby properties.
 - d. Any refuse and garbage collection area or devices shall comply with 35.052, Section 2, Containers, of the City of Boyne City General Ordinances.
 - e. The applicant shall compile a list and provide a map of existing duplex units, multiple family units, rooming houses, and care facilities within three-hundred (300) feet of the proposed structure. The Planning Commission shall be entitled to consider the density of such units and limit the density within that area.
- E. Public utility transformer stations, substations and gas regulator stations without service or storage yards shall comply with the requirements of this Ordinance and shall be subject to the following: a front yard setback of not less than fifty (50) feet shall be provided (irrespective of the yard requirement of the district in which it is located) and two (2) side yards and a rear yard shall be provided, each shall not be less than twenty-five (25) feet in width. The previously mentioned conditional uses shall be landscaped with a buffer of plant materials that effectively screens the view of the use from property used for residences, public walkways, and rights-of-way. The standard buffer shall consist of a landscaped strip at least six feet (6) feet wide outside the perimeter of the compound. The buffer shall contain a variety of species of plants.
- F. Funeral homes. (amended: October 24, 2007)

Section 4.40 Development Requirements.

A. Building Design.

- 1. All exterior walls of a building that are greater than six (6) feet in length shall be constructed parallel to or at right angles to the side lot lines of the lot whenever the lot is rectilinear in shape.

2. The primary entrance to a dwelling shall be located along the front wall of the building, unless otherwise required for barrier-free access. Such entrance shall include an architectural feature such as a porch, landing or portico.
 3. Accessory buildings and attached garages shall have a front yard setback that is at least ten (10) feet greater than the front setback of the principal building that is located on the front portion of the lot.
 4. A rooftop or second floor addition shall not overhang the lower front or side exterior walls of the existing building. This requirement shall not exclude recessed dormers or entranceways.
 5. In the event that a new dwelling is proposed to be constructed on the rear portion of a lot which has frontage on two (2) streets and an alley, the front of such new dwelling shall face the street on which the dwelling is addressed.
 6. The minimum pitch of the roof of any building shall be five to twelve (5:12) and the maximum pitch of the roof of any building shall be twelve to twelve (12:12), except that additions to existing dwelling units may be constructed with a pitch that matches any roof pitch of the existing dwelling unit. Additionally, the roof pitch of a dormer, turret or similar architectural feature may not exceed twenty-four to twelve (24:12) and the roof pitch of a covered porch may be flat whenever the roof of such a porch is also considered to be the floor of a second story deck.
 7. *Dwellings must be firmly and permanently attached to a solid concrete block, poured-in-place concrete, or stone foundation, or a foundation of other suitable materials, set upon concrete footings, below frost level. Foundation shall completely extend from the structure to footings and enclose the entire perimeter of the structure. Foundation and footings shall be constructed in accordance with the all applicable building code and all state regulations. No dwelling shall have exposed wheels, towing mechanism, or undercarriage. All dwellings shall have overhangs of not less than one (1) foot as measured horizontally from the side of the structure to the outside edge of the eave and gable end.*
- B. Landscape / Hardscape Material. A maximum of forty percent (40%) of the front yard of a lot may be covered with inorganic material such as asphalt or cement concrete, paving stone, flagstone, rock or gravel.
- C. Access. Whenever a lot has frontage along an alley, any new off-street parking area located on such lot must obtain access from such adjoining alley; provided, however, that such alley access shall not be required when a new detached garage is proposed to be accessed from an existing driveway that has a curb cut along a public street, or when alley access is determined by the Street Superintendent to be a hazard to persons or vehicles.

- D. Site Design. Permanent, open, off-street parking areas for all permitted principal uses, other than single-family dwellings, shall not be located any closer to a public street right-of-way than the distance by which the principal building is set back from the street right-of-way. This provision shall not be construed to preclude temporary parking in driveways.
- E. Additional Requirements. The following requirements, unless superseded by the standards of this Article, shall be met within a Traditional Residential District (TRD).
1. Development plan approval as specified in Article XIX of this Ordinance, except single family dwellings used and home occupations as a principal permitted use.
 2. Off-street parking, loading, and access management standards for all uses as specified in Article XXIV of this Ordinance.
 3. Signs for all uses as specified in the Boyne City Sign Ordinance.
 4. Height, area, lot coverage and yard regulations as specified in Article XX of this Ordinance.
 5. Landscaping requirements as specified in Article XXIII of this Ordinance.
 6. Design, architectural, and building material standards as specified in Article XXII of this Ordinance.
 7. Provisions relating to all zoning districts (as applicable in each separate case) as specified in Article XXI of this Ordinance.

ARTICLE V WATERFRONT RESIDENTIAL DISTRICT (WRD)

Section 5.10 Purpose.

The purpose of this district is to provide a pleasant and attractive residential living environment of a low density, primarily on lots with frontage upon Lake Charlevoix and other bodies of water within the City. It is the further intent and purpose of this district to ensure that development within such lots remains at a sustainable density and scale, and does not unreasonably obstruct views, view sheds, scenic vistas, or degrade the quality of the surface waters of Lake Charlevoix and other bodies of water from other lots and public rights-of-way.

Section 5.20 Principal Permitted Uses.

No building or land shall be used and no building shall be erected except for one (1) or more of the following specified uses, unless otherwise provided in this Ordinance.

- A. Single family detached dwellings.
- B. Municipal parks, playgrounds, and recreation centers.
- C. Adult foster care family homes, provided, this subsection shall not apply to adult foster care facilities, licensed by a state agency, for the care and treatment of persons released from or assigned to adult correctional institutions.
- D. Home occupations in which customers or patrons do not visit the site for the delivery of goods and/or services.
- E. Family day care homes.
- F. Accessory structures and uses customarily incidental to the above permitted uses, excepting that boat houses shall not be permitted.

Section 5.30 Conditional Uses.

The following uses shall be considered conditional and shall require conditional use approval, and shall comply with any applicable conditional use requirements of Article XXV:

- A. Private recreation areas, uses and facilities including marinas, and swimming pools subject to the following:
 - 1. No building shall be located within one-hundred (100) feet of a dwelling.

2. Facilities such as licensed restaurants and bars may be permitted when occupying an integral part of the main structure, provided there is no exterior display or advertising of said facilities.
 3. Swimming pools, tennis courts, boat docks, and similar uses shall be located not less than thirty-five (35) feet from any property line.
- B. Home occupations in which customers or patrons visit the site for the delivery of goods and/or services.
- C. Public utility transformer stations, substations and gas regulator stations without service or storage yards shall comply with the requirements of this Ordinance and shall be subject to the following: a front yard setback of not less than fifty (50) feet shall be provided (irrespective of the yard requirement of the district in which it is located) and two (2) side yards and a rear yard shall be provided, each shall not be less than twenty-five (25) feet in width. The previously mentioned conditional uses shall be landscaped with a buffer of plant materials that effectively screens the view of the use from property used for residences, public walkways and rights-of-way. The standard buffer shall consist of a landscaped strip at least six feet (6) feet wide outside the perimeter of the compound. The buffer shall contain a variety of species of plants.

Section 5.40 Development Requirements.

A. Building Design.

1. The primary entrance to a dwelling shall be located along the front wall of the building, unless otherwise required for barrier-free access. Such entrance shall include an architectural feature such as a porch, landing or portico. However, a waterfront may have a primary entrance to the street.
2. Accessory buildings and attached garages shall have a front yard setback that is at least ten (10) feet greater than the front setback of the principal building that is located on the front portion of the lot.
3. A rooftop or second floor addition shall not overhang the lower front or side exterior walls of the existing building. This requirement shall not exclude recessed dormers or entrance ways.
4. In the event that a new dwelling is proposed to be constructed on the rear portion of a lot which has frontage on two (2) streets and an alley, the front of such new dwelling shall face the street.
5. The minimum pitch of the roof of any building shall be five to twelve (5:12) and the maximum pitch of the roof of any building shall be twelve to twelve (12:12), except that additions to existing dwelling units may be constructed with a pitch that matches

any roof pitch of the existing dwelling unit. Additionally, the roof pitch of a dormer, turret or similar architectural feature may not exceed twenty-four to twelve (24:12) and the roof pitch of a covered porch may be flat whenever the roof of such a porch is also considered to be the floor of a second story deck.

6. *Dwellings must be firmly and permanently attached to a solid concrete block, poured-in-place concrete, or stone foundation, or a foundation of other suitable materials, set upon concrete footings, below frost level. Foundation shall completely extend from the structure to footings and enclose the entire perimeter of the structure. Foundation and footings shall be constructed in accordance with the all applicable building code and all state regulations. No dwelling shall have exposed wheels, towing mechanism, or undercarriage. All dwellings shall have overhangs of not less than one (1) foot as measured horizontally from the side of the structure to the outside edge of the eave and gable end.*

- B. Landscape / Hardscape Material. A maximum of forty percent (40%) of the front yard of a lot may be covered with inorganic material such as asphalt or cement concrete, paving stone, flagstone, rock or gravel.

- C. Access. Whenever a lot has frontage along an alley, any new off-street parking area located on such lot must obtain access from such adjoining alley; provided, however, that such alley access shall not be required when a new detached garage is proposed to be accessed from an existing driveway that has a curbcut along a public street, or when alley access is determined by the City Engineer to be a hazard to persons or vehicles.

- D. Site Design. Permanent open off-street parking areas for all permitted principal uses, other than single-family dwellings, shall not be located any closer to a public street right-of-way than the distance by which the principal building is set back from the street right-of-way. This provision shall not be construed to preclude temporary parking in driveways.

- E. Watercraft / Dock Limitation. Each single family detached dwelling shall be limited to the docking of three (3) watercraft. There shall not be more than one (1) dock per every one hundred (100) feet of waterfront. However, any waterfront lot, regardless of frontage, without a dock as of the adoption of this Ordinance, may be permitted one (1) dock.

- F. Additional Requirements. The following requirements, unless superceded by the standards of this Article, shall be met within a Waterfront Residential District (WRD).
 1. Development plan approval as specified in Article XIX of this Ordinance, except single family dwellings and home occupations as a principal permitted use.
 2. Off-street parking, loading, and access management standards for all uses as specified in Article XXIV of this Ordinance.

3. Signs for all uses as specified in the Boyne City Sign Ordinance.
4. Height, area, lot coverage and yard regulations as specified in Article XX of this Ordinance with the following exception: Within the area described as follows: from the edge of Lake Charlevoix along the centerline of West Michigan Avenue to the centerline of North Lake Street to the intersection of Lower Lake Street, building height shall be defined as the vertical distance measured from the highest point of the finished grade adjacent to the building (excluding berms, flower boxes, and other similar increases in elevation) to the highest point of the roof of the building (excluding chimneys, antennas, and similar items) and such building height in this area shall not exceed thirty (30) feet.
5. Landscaping requirements as specified in Article XXIII of this Ordinance.
6. Design, architectural, and building material standards as specified in Article XXII of this Ordinance.
7. Provisions relating to all zoning districts (as applicable in each separate case) as specified in Article XXI of this Ordinance.

Section 5.50 Nonconforming Uses and Structures

Two-family and multiple-family residential dwellings shall be prohibited in the Waterfront Residential District (WRD). Nonconforming structures and uses which were existing at the time of enactment of this Ordinance shall be subject to, and shall continue to conform to, the requirements of the respective zoning district in which the property was located prior to the adoption of this Ordinance. Such existing structures shall be allowed to be reconstructed and updated on the existing foundations, but such existing structures shall not be expanded.

Garages, decks, and open porches which meet the requirements of this Ordinance, or the requirements of the respective zoning district in which the property was located prior to the adoption of this Ordinance, may be added to such structures which were lawfully existing within the Waterfront Residential District (WRD) at the time of adoption of this Ordinance.

Section 5.60 Setbacks

- A. Waterfront Setback: For the purposes of this Ordinance the waterside of the structure shall be considered the front yard; except for docks, shoreline protection structures and walkways six (6) feet or less in width, all other structures shall be located a minimum of thirty-five (35) feet upland from the high water elevation as defined.
- B. Wetland Setback: All structures or additions to existing structures shall be setback a minimum of twenty-five (25) feet from areas defined as wetlands in the Boyne City Comprehensive Plan.

C. Road Setback: For the purposes of this Ordinance the road side will be considered a rear yard and subject to the provisions of Article XX.

D. Viewshed of Lake Charlevoix: The siting of all buildings and structures along the City=s lakefront shall comply with Section 21.17.

ARTICLE XX SCHEDULE OF REGULATIONS

Section 20.10 Residential Districts.

Zoning District	Minimum Lot Area Per Unit		Maximum Height of Structure		Minimum Yard Setback (Per Lot In Feet)			Minimum Dwelling Size		Maximum Percentage of Lot Area Covered by All Buildings ^h	
	Area in Square Feet	Width In Feet	In Stories	In Feet	Front	Sides ^k		Rear	Floor Area In Sqft		Width
						At Least One	Total of Two				
Rural Estate District (RED) ⁿ	10,890	100	2.5	30	30 c	10 k	30 k	30 l	800 first floor 1,200 if more than one story	24	30%
Traditional Residential District (TRD) ⁿ	5,445	50	2.5	30	10 c	5 k	15 k	15 l	672 first floor 1,000 if more than one story	24	40%
Waterfront Residential District (WRD) ^{e, l, m, n,}	5,445	66	2.5	30	35	5 k	15 k	15	672 first floor 1,000 if more than one story	24	30%
Multiple Family Residential District (MFRD) ^{e, l, m, n, g}	^g 21,780	100	2.5	35	40 d	25 d	50 d	50 d	500	-	30%
Manufactured Housing District	See Article VII Manufactured Housing Park District										

Section 20.20 Mixed Use and Non-Residential Districts.

Zoning District	Minimum Lot Area Per Unit		Maximum Height of Structure		Minimum Yard Setback (Per Lot In Feet)				Minimum Floor Area Per Unit (Square Feet)	Maximum Percentage of Lot Area Covered by All Buildings i
	Area in Square Feet	Width In Feet	In Stories	In Feet	Front j	Sides c, l		Rear l		
						At Least One	Total of Two			
Professional Office District (POD)	5,445	50	2.5	35	10	5	15	15	672	60%
Waterfront Marina District (WMD) e, l, m, n,	5,445	50	2.5	35	10	5	15	15	672	60%
Central Business District (CBD)	-	-	3.5	45	-	-	-	-	-	100%
Transitional Commercial District (TCD)	5,445	50	2.5	35	10	5	15	15	672	60%
General Commercial District (GCD)	10,890	75	2.5	35	10	5 a	15	15 b	-	60%
Regional Commercial/Industrial District (RC/ID)	21,780	100	2.5	35	20	10 a	25	25 b	-	60%
Planned Industrial District (PID)	21,780	100	2.5	35	50	25 a	50	25 b	-	40%
Community Service District (CSD) f, n	5,445	50	2.5	35	10	5	15	15	672	40%
Flood Hazard District (FHD)	All structures shall be set back a minimum of fifteen (15) feet from the 100 year floodplain. See Article XVI Flood Hazard District for the remaining regulations.									

Section 20.30 Notes for Schedule of Regulations.

The following letters refer to the charts containing the schedule of regulations in Sections 20.10 and 20.20:

- a. Except for Section 21.46 C., all side yards abutting residentially zoned land shall have a minimum distance of twice the one yard requirement.
- b. All rear yards abutting residentially zoned land shall have a minimum distance of fifty (50) feet between the principal building and rear property line.
- c. Parking shall not be permitted in any required front yard, notwithstanding off-street parking requires in CBD and PID districts.
- d. Multiple family dwellings which have all off-street parking provided behind the dwelling and have the main entrance to the building facing a public street may reduce required minimum yard setbacks (per lot in feet) as follows:

Front	Sides		Rear
	Least One	Total of Two	
5	-	-	30

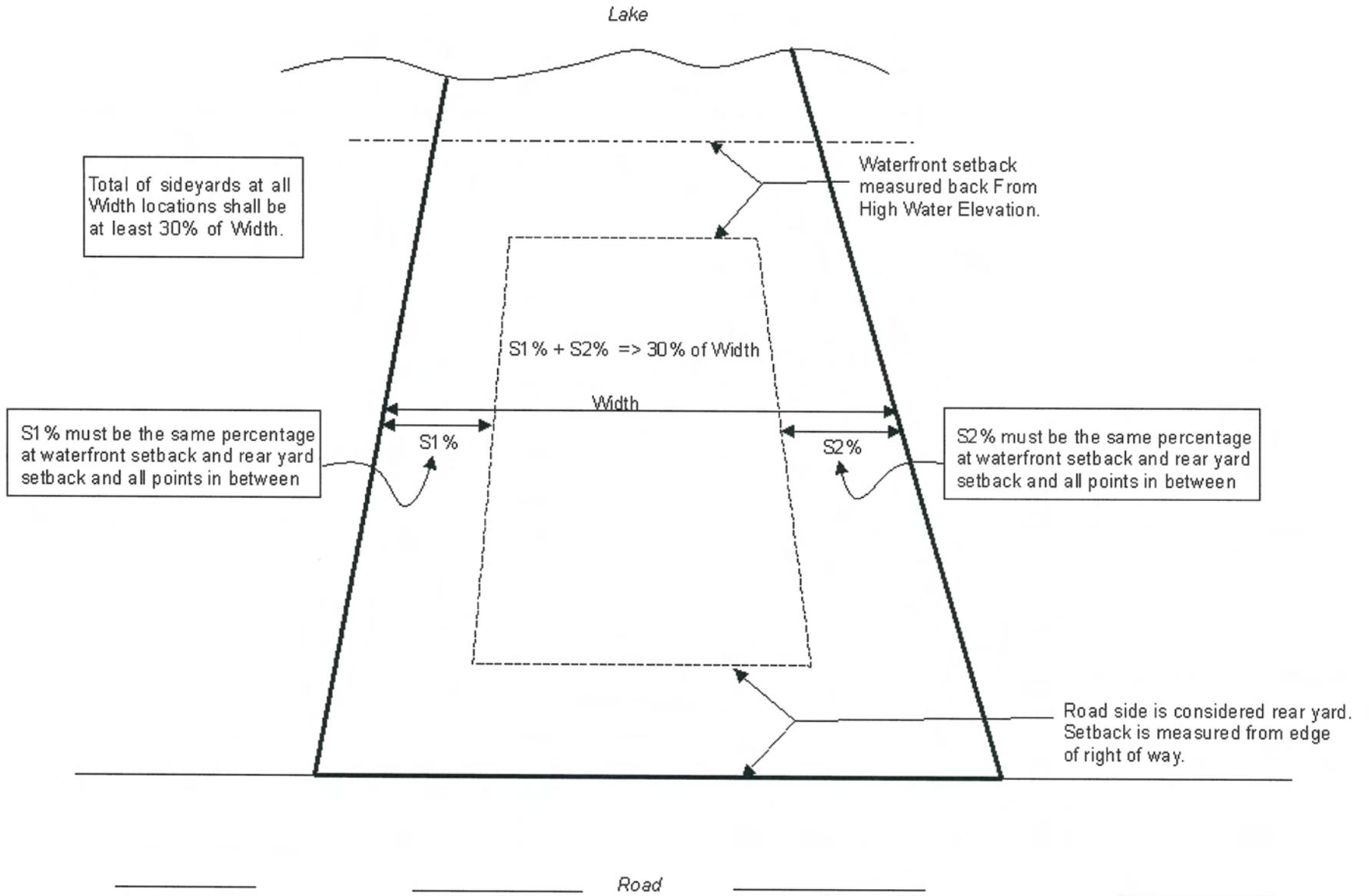
- e. The Planning Commission may waive these standards if it determines it is necessary, in order to preserve public views and scenic vistas from being unreasonably obscured by development of lakeside properties or properties near bodies of water, to allow flexibility in the siting and construction of new buildings in such zoning districts.
- f. The Planning Commission may waive these standards if it determines it is necessary for the development of a site to be compatible with surrounding uses and buildings if such a site is adjacent to the CBD.
- g. ~~Apartments shall comply with the applicable standards for the MFRD listed in Section 20.10. Single-family detached dwellings shall comply with the applicable lot, height and setback standards for the TRD listed in Section 20.10. All other uses shall comply with the applicable standards for the CBD listed in Section 20.20.~~
- h. The total floor space in all buildings on the lot may not exceed one and one-half (1 1/2) times the total net lot area (floor area ratio of 1.5).
- i. The minimum floor area per dwelling unit shall not include areas of basements, breezeways, unenclosed porches, terraces, attached garages, attached sheds or utility rooms.
- j. In all zoning districts, except the CBD and PID Districts, the required front yard setback shall not be used for off-street parking, loading or unloading, and shall remain as open space, unoccupied and unobstructed from the ground upward, except for landscaping, plant materials or vehicle access drives; unless use of the front yard setback for off-street parking is determined necessary by the Planning Commission due to the size and configuration of the lot.
- k. In all residential districts, the width of side yards which abut upon a street on the same side or on the opposite side of the same block, upon which other residential lots front, shall not be less than the required front yard setback for homes which front upon such side street.

l. Setbacks

- 1) Waterfront Setback: For the purposes of this Ordinance the waterside of the structure shall be considered the front yard; except for docks, shoreline protection structures and walkways six (6) feet or less in width, all other structures shall be located a minimum of thirty-five (35) feet upland from the high water elevation as defined.
- 2) Wetland Setback: All structures or additions to existing structures shall be set back a minimum of twenty-five (25) feet from areas defined as wetlands in the Boyne City Comprehensive Plan.
- 3) Road Setback: For the purposes of this Ordinance the road side will be considered a rear yard and subject to the provisions of Article XX.

m. Height, area, lot coverage and yard regulatory is specified in Article XX of this Ordinance with the following exception: Within the area described as follows: from the edge of Lake Charlevoix along the centerline of West Michigan Avenue to the centerline of North Lake Street to the intersection of Lower Lake Street, building height shall be defined as the vertical distance measured from the highest point of the finished grade adjacent to the building (excluding berms, flower boxes, and other similar increases in elevation) to the highest point of the roof of the building (excluding chimneys, antennas, and similar items) and such building height in this area shall not exceed thirty (30) feet.

n. The minimum combined side yard setbacks for buildings and structures on waterfront parcels shall not be less than thirty percent (30%) of the width of the corresponding cross section of the parcel. The percentage used for each side yard setback shall be consistent along the entire length of each side yard. Additionally, side yard setbacks may not be less than the minimum setback as listed for the district as required by this section unless specifically allowed by other provisions of this ordinance. (effective: December 31, 2008)



CITY OF BOYNE CITY

To: Chair Chris Frasz and fellow Planning Commissioners

From: Scott McPherson, Planning Director

Date: February 19, 2018

Subject: Capital Improvement Plan



Background Information

As required by the Planning Enabling Act the City is required to annually develop a Capital Improvement Plan (CIP). The Act stipulates that the Planning Commission is charged with the development of the CIP plan unless they are exempted from this requirement by the City Charter. In the case of Boyne City, the City Charter does exempt the Planning Commission from this requirement. At the last meeting a preliminary plan was provided to the planning commission. A completed plan has not yet been developed, it is hoped that a plan will be provided to the planning commission prior to the meeting.

Process

While the Planning Commission is not responsible for the development of the CIP, the enabling act does provide authority to the Planning Commission for review and recommendation of the CIP.

Recommendation

Review CIP improvement plan a make recommendation to City Commission

City of Boyne City



Capital Improvement Plan 2018-2023

CIP Overview

The Capital improvement Program is a six-year schedule of proposed major capital projects, cost estimates and financing methods. The requirement for capital budgeting is found in Act 33 of the Michigan Public Acts of 2008 being the Michigan Planning Enabling Act.

The Capital Improvements Program (CIP) establishes the City's blueprint for investment in its capital infrastructure. This document is used as a tool to help ensure that the City's long and short-term capital investments are made in the context of careful consideration of the City's needs as well as the resources available to fund all projects.

The financial guidelines used in the preparation of the CIP will provide assurance that the City can meet, in a full and timely manner, both our debt service obligations and all other obligations competing for available resources. It is our objective to complete as many needed capital improvement projects as financially possible while maintaining flexibility and the ability to adapt to changes as they occur.

Capital Improvement Program vs. Annual Operating Budget

The Capital Improvement Program and Annual Operating Budget are two critical documents prepared each year. The relationship between these two documents is summarized by the following points:

Capital Improvement Program

- Represents a long-term financial plan, including funding sources.
- Establishes priorities and serves as a planning document or blueprint for the City's investment in capital infrastructure.
- Provides a breakdown of major project costs and their phasing.
- Does not appropriate money.
- As indicated by the above points, the Annual Operating Budget is the document which authorizes the actual funding for the major and non-major capital projects.

Annual Operating Budget

- Appropriates money to implement the first year of the Six-Year Capital Improvement Program.
- Appropriates money to implement current year's phase of a major, multi-year project.
- Appropriates money for operating expenditures and expenditures of a continuing nature.

Capital Improvement Program Guidelines and Benefits

There are several key guidelines the Administration utilized in determining the City's fiscal capacity to complete capital projects over the next six years. These are summarized as follows:

- The Capital Improvement Program will be reviewed and updated annually.
- The City has determined that paying cash for projects where financially possible (pay-as-you-go financing) reduces long term costs and maintains financial flexibility for the future. In utilizing pay-as-you-go financing, revenue projections and estimated fund balances will be reviewed and evaluated to assure that sufficient reserves are maintained.
- It is not economically feasible to issue debt for some projects, nor do all projects have a projected lifespan long enough to warrant the issuance of debt.
- Under current economic conditions, the ability to complete many projects will depend on identifying and obtaining outside sources of funding.
- The City's philosophy for projecting property tax revenues is conservative. Over the past few years taxable value has seen minimal decreases with a small increase in 2016. No increase in revenues is being forecasted for 2017.
- As a matter of general policy, the City will pursue, when feasible, federal, state and local assistance in the form of grants, low-interest loans, cost-sharing, etc.

There are many benefits of an effective and ongoing Capital Improvement Program, including:

- Coordination of the community's physical planning with its fiscal planning capabilities;
- Ensuring that public improvements are undertaken in the most desirable order of priority;
- Assisting in stabilization of tax and utility rates and other charges over a period of years;
- Producing savings in total project costs by promoting a "pay as you go" policy of capital financing thereby reducing interest expense and financing costs;
- Providing adequate time for planning and engineering of proposed projects;

- Ensuring the maximum benefit of the monies expended for public improvements; and
- Scheduling municipal construction activities to be better coordinated with those of other public agencies within the community.

Funding Sources

The City of Boyne City primarily uses the general fund, enterprise funds or special revenue funds for capital project funding. Outside sources of funding have also significantly contributed to capital projects and this is reflected in the current capital plan as well. Projects that identify outside funding sources have a more uncertain time-frame, but staff has attempted to be realistic with projections based on the need for a match in local funding.

Capital Improvements Program and Structure

A capital expenditure is defined as an item that has a significant value and a useful life greater than three years. Expenditures for building construction and renovation, land purchases and improvements, and major equipment are generally capital expenditures in contrast to operating costs such as salaries, supplies and services that are budgeted annually in the various department operating budgets. Significant value is defined for purposes of the Plan as any infrastructure project that costs \$25,000 or more and any equipment, materials or vehicles that cost \$10,000 or more. Minor capital purchases such as office furniture, computers, etc. are not included in this document.

Projects that correspond with City priorities and have a potential funding source available, are included in the Plan. The Capital Improvement Program is then presented to both the Planning Commission and then City Council. The CIP is designed to be amended on an annual basis, as projects scheduled in later years are identified on a needs basis, and may not have an available funding source. Projects can be added or subtracted as the needs and resources of the community change.

The 2018-2023 CIP provides capital expenditure information on seven major program areas including: Administration, Police, Fire, Ambulance, Parks, Streets and Sidewalks and Wastewater Treatment and Water Production.

2017 Capital Improvements			Fund Sources					
Program Area	Project	Project Scope	General	Streets	DDA	LDFA	Water-Sewer	Grants/Other
Fire	New Equipment	New air compressor and filling station for fire department air bottles	\$50,000					
Parks	Park Improvements IN PROGRESS	Pavillion Bathrooms	\$92,000					
Street and Sidewalks	Local and Major capital preventative maintenance COMPLETED	Crush and shape streets as indentified		\$200,000				
Street and Sidewalks	Equipment Replacement COMPLETED	Purchase new kubota mower and attachments to replace 2007 Kubota	\$32,000					
Police	Equipment Replacement COMPLETED	Replace BCPD Vehicle 331	\$32,000					
Parks	Park Improvement IN PROGRESS	Renovate and upgrade Veterans Park pavillion to better accomodate farmers market and year round use.						\$750,000
Parks	New Trail Construction RESCHEDULED TO 2019	Construct trail head at airport and construct multi-use trail from airport to city limits connecting trail from Boyne City to Boyne Falls	\$30,000					\$750,000
Parks	Parks Capital Maintenance RESCHEDULED TO 2018	Remodle and refurbish rivermouth bathrooms located in Veterans Park	\$200,000					
Administration	New Equipment COMPLETED	Purchase new Plotter/Scanner	\$1,000					\$9,000
Wastewater Treatment and Water Production	Wastewater Line Improvement RESCHEDULED TO 2018	Upgrade sewer line to Boyne Mtn						\$399,000

2018 Capital Improvements			Fund Sources					
Program Area	Project	Project Scope	General	Streets	DDA	LDFA	Water-Sewer	Grants/Other
Streets and Sidewalks	Sidewalk Construction	Replace poor sidewalk as identified	\$10,000					
Parks	Park Improvement	Pave Rotary Park parking lot and resurface tennis courts	\$75,000					
Streets and Sidewalks	Major street capital preventative maintenance	Crush and shape streets as identified		\$85,000				
Streets and Sidewalks/Water Treatment/Water Production	Street Reconstruction	Total Reconstruction of street and underground infrastructure on Cedar Street from Lake St to Doughlas St		\$400,000			\$155,000	
Streets and Sidewalks	Equipment Replacement	Purchase new cab chassis sander plow to Replace Truck 2	\$130,000					
Police	Equipment Replacement	Repace BCPD Vehicle 332	\$32,000					
Ambulance	Equipment Replacement	Purchase 2 new cardiac monitors	\$28,000					
Fire	Equipment Replacement	Replace 19 Air Packs	\$149,244					
Wastewater Treatment /Water Production	Wastewater Line Replacement	Upgrade Sewer line to Boyne Mtn						\$475,000

2019 Capital Improvements			Fund Sources					
Program Area	Project	Project Scope	General	Streets	DDA	LDFA	Water-Sewer	Grants/Other
Streets and Sidewalks	Sidewalk Construction	Replace sidewalk in poor condition as identified	\$20,000					
Streets and Sidewalks	Local Street capital preventative maintenance	Crush and shape streets as identified		\$90,000				
Streets and Sidewalks	Major Street capital preventative maintenance	Mill and fill North Lake from State st. to West Michigan		\$355,000				
Motorpool	Equipment Replacement	Purchase new 3 yard loader	\$200,000					
Motorpool	Equipment Replacement	Purchase new 3/4 ton pickup with plow to replace truck 12					\$32,000	
Police	Equipment Replacement	Purchase new Police Interceptor to replace Vehicle 330	\$32,000					
Fire	Equipment Replacement	24 Sets Bunker Gear	\$24,000					
Streets and Sidewalks/ Wastewater and Water Production	Street Reconstruction	Terrace St. Pleasant to end. Reconstruct street and utilities		\$400,000			\$150,000	
Parks	Trail Construction	Boyer City to Boyne Falls Trail	\$30,000					\$750,000

2020 Capital Improvements		Fund Sources						
Program Area	Project	Project Scope	General	Streets	DDA	LDFA	Water-Sewer	Grants/Other
Parks	Park Improvement	Develop new ball diamond at Rotary Park	\$80,000					
Street and Sidewalks	Sidewalk Construction	Replace sidewalks in poor condition as identified	\$30,000					
Street and Sidewalks	Major streets capital preventative maintenance	Crush and shape streets as identified.		\$120,000				
Streets and Sidewalks	Local street reconstruction	Reconstruct Ann Street and from Pleasant to Second		\$400,000				

2021 Capital Improvements				Fund Sources				
Program Area	Project	Project Scope	General	Streets	DDA	LDFA	Water-Sewer	Grants/Other
Parks	Parks Capital Maintenance	Repair and renovate Old City Park Gazebo	\$40,000					\$30,000
Streets and Sidewalks	Sidewalk Construction	Replace sidewalks in poor condition and identified		\$30,000				
Streets and Sidewalks	Streets Capital Maintenance	Crush and Shape Local Streets as Identified		\$90,000				
Streets and Sidewalks	Streets Capital Maintenance	Crush and Shape Major Streets as Identified		\$90,000				
Motorpool	Equipment Replacement	Purchase Trackless mower/blower	\$140,000					
Waster Water Treatment and Water Production	Equipment Replacement	Replace Vector Truck					\$350,000	
Streets and Sidewalks	Reconstruction	Court Street from Lynn to Charlevoix		\$500,000			\$200,000	

2022 Capital Improvements		Fund Sources						
Program Area	Project	Project Scope	General	Streets	DDA	LDFA	Water-Sewer	Grants/Other
Street and Sidewalks/Wastewater Treat/Water Production	Street and Utility Reconstruction	Reconstruct Lincoln Street		\$400,000			\$100,000	
Streets and Sidewalks	Local Streets Capital Maintenance	Crush and Shape as Identified		\$100,000				
Streets and Sidewalks	Major Streets Capital Maintenance	Crush and Shape as Identified		\$100,000				
Parks	Facilities Remodle	Renovate Peninsula Beach Bathroom	\$100,000					
Motorpool	Equipment Replacement	Purchase New Dumptruck	\$35,000					
Fire	New Equipment	Fire Dept 12,500gal pumper truck	\$100,000					

2023 Capital Improvements				Fund Sources				
Program Area	Project	Project Scope	General	Streets	DDA	LDFA	Water-Sewer	Grants/Other
Fire								
Police								
Mototpool	Equipment Purchase	New Plow Truck	\$100,000					
Water/Waste Water								
Admin								
Parks	Parking lot improvement	Pave Rotary Parking lot	\$250,000					
Streets and Sidewalks	Reconstruction	Bailey St		\$300,000				\$150,000