

Approved:

**Meeting of
June 15, 2020**

Record of the proceedings of the Boyne City Planning Commission meeting held via Zoom Meeting on Monday June 15, 2020 at 5:00 pm.

Call to Order

Chair Place called the meeting to order at 5:00 p.m. and discussed the rules of the Zoom meeting.

Roll Call

Present: Larry Chute, Skylar MacNaughton, Nichole Moblo, Tom Neidhamer, Aaron Place and Jeff Ross
Absent: Rose Newton
Vacancy: Two

**Excused Absences
Motion**

2020-5-15-2
Neidhamer moved, Ross seconded, PASSED UNANIMOUSLY, to excuse the absence of Newton

Meeting Attendance

City Officials/Staff: Planning and Zoning Director Scott McPherson, Assistant Planning and Zoning Director Patrick Kilkenny and Recording Secretary Pat Haver
Public Present: Two in attendance via the Zoom meeting platform

**Consent Agenda
Motion**

Neidhamer moved, Chute seconded, a motion to approve the consent agenda, the Planning Commission minutes from February 17, 2020 as presented.

Roll Call:

2020-6-15-3

Ayes: Chute, MacNaughton, Moblo, Neidhamer, Place and Ross

Nays: None

Absent: Newton

Abstain: None

Vacancy: Two

Motion Carries

**Citizen comments on
Non-Agenda Items**

None

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

Planning Director McPherson reported there have been no committee meetings, and that the Marijuana Taskforce has not met recently due to the Covid - 19 restrictions, but anticipates them resuming their meetings within the next couple of months.

Unfinished Business

None

New Business

**Lakeview Village
Development Plan
Review
526 N. Lake Street**

Planning Director Scott McPherson reviewed his staff report included in the agenda packet. Back in August of 2019 they received development plan approval for a proposed expansion; and after some issues that arose with a portion of the residential development of the area along Lake Street a new plan was developed and is being submitted for review. A contaminated site which was remediated is located in the corner of Lake Street and the entrance to the park at the access site. There are no hazards they are concerned about, however redesigned that area to include a community building; maintenance facilities and activity area including a pickle ball court instead of residential houses. With the relocation of the maintenance building from the Park Street side, additional dwelling units are being proposed with a new

through access drive off of Park Street. Additional landscaping in the right of way on Lake Street around the parking lot areas and around the community center needs to be looked at. There are no sidewalks proposed and staff would like to see something along the lines of what is existing currently throughout the park; or at least on one side. This will help with providing needed housing in the area, and the revisions are not major and the plans are great in scope.

Kathy Emig – Manager of Lakeview Village – As the plans were being developed, we did not include all of the proposed landscape that is needed as we were not sure if the plans would be approved as proposed, however, are very willing and flexible in working with city and staff to come up with a comprehensive plan for landscaping and sidewalks. With discussion, the board would like to see additional landscaping along the Park Street side of the development as well as the Lake Street side and utilizing the berms and natural features already in existence.

Chute – Is there the same number of units?

Emig – Yes, we maybe down 1 in total

McPherson – Originally proposed 11 units on Park Street and 11 on Lake Street, now are proposing 14 on Park St with 3 being doublewide and 11 single, and only 5 now on Lake Street.

Moble – What is the difference in the hazardous area exposure levels with having proposed office and play area and not residential units?

Emig – Soil testing shows the area has been remediated; however, they do not want any residential digging of more than 18” in depth to for gardens and trees. The management company redesigned the area so that there would be concrete pads and parking areas and community buildings to alleviate those concerns. We plan on maintaining the natural berms, and the foundation work will be slabs. There is an artesian well in the Lake street area that we would like to incorporate into some sort of water feature, maybe a drinking fountain depending on the water quality.

Place – What about the increase of impervious surfaces with the water run off?

McPherson – permits will need to be obtained, as the city currently has a storm water ordinance that must be met.

Emig – Benchmark engineering went by the state rules for water runoff and we are proposing underground wells to be put in; it would be much safer to have buried retention ponds with little ones running around and playing. The water will be captured and filtered prior to being put into the city’s storm sewer system.

At this point Chair Place facilitated in the review of the Development Site Plan Review Standard - Finding of Facts. Because the plans have no major changes, it was suggested that the board concentrate on Section G. *Sidewalks, Pedestrian and Bicycle circulation* and Section K – *Landscaping, Screening and Open Space*. One question was brought up about parking numbers and if they meet our ordinance standards? Two spaces have been provided for each proposed development site, the additional parking proposed for various uses exceeds our parking ordinance requirements. The proposal meets our definition of density; the state has stricter standards, and the development plan must meet those standards in order to get their approval.

Motion

After board discussion with staff overseeing the requirements and approval of additional landscaping and sidewalks, **motion by Ross, seconded by McNaughton** to approve the Finding of Facts as presented with coordination of Section G Sidewalk specifically the addition along Terrace St/Park St. and Section K Landscaping to include additional landscaping with staff review and approval on the Park Street and Lake Street sides of the development to include the areas around all proposed residences, community center, maintenance buildings, open activity areas including the city’s right of way.

Roll Call:

2020-6-15 7

Ayes: Chute, MacNaughton, Moblo, Neidhamer, Place and Ross

Nays: None

Absent: Newton

Abstain: None

Vacancy: Two

Motion Carries

Staff Report

- The Boyne City – Boyne Valley trail is 99% complete and is being heavily used. There is a section at the railroad tracks that is left to be completed.
- There is some upcoming Redevelopment Ready Community training at the end of June available to all Planning Commissioners and staff on economic development, capital improvement planning and affordable housing, check out the MAP website, coordinate with Pat if you are interested in going. Staff will send out the dates.

Good of the Order

- It was confirmed that the new trail is extremely busy, is easy to ride as it is level and is just over 6.5 miles in length. The trailheads are at the city's airport near the terminal building and at Boyne Mountain tennis courts. On Dam Road there is an area for rest and use of restroom facilities.
- The construction along US 131 north of Thumb Lake will continue, just not sure of timeframe at this point
- What is the status on short term rentals? McPherson – Staff has not gotten any direction from the City Commission as this is a better discussion with public input and is not conducive to a Zoom meeting platform, hopefully this item will move forward when having face to face meetings is allowed.
- Lofts on Lake street project is moving forward, however, with the Covid – 19 pandemic and restrictions they were shut down also for a while and progress was stalled.
- McNaughton will not be in attendance at the July meeting, as he will be out of town.

The next regular meeting of the Boyne City Planning Commission is scheduled for Monday, July 20, 2020 at 5:00 p.m.

Adjournment

**Motion

2020-6-15-10

MacNaughton moved, Chute seconded a motion to adjourn the June 15, 2020 meeting at 5:40 pm

Chair Aaron Place

Recording Secretary Pat Haver