

Approved:

**Meeting of
November 15, 2021**

Record of the proceedings of the Boyne City Planning Commission meeting held in the City Commission Chambers on Monday November 15, 2021 at 5:30 pm.

Call to Order

Chairman Aaron Place called the meeting to order at 5:30 p.m.

Roll Call

Present: Jim Baumann, Larry Chute, Skylar MacNaughton, Nichole Moblo, Tim Nemecek, Aaron Place and Jeff Ross
Absent: Tom Neidhamer (arrived at 5:41 pm) and Monica Ross

Motion

2021-11-15-02
J. Ross moved, Nemecek seconded, to excuse the absence of Neidhamer and M. Ross

Roll Call:
Ayes: Baumann, Chute, MacNaughton, Moblo, Nemecek, Place, and J. Ross
Nays: None
Absent: Neidhamer and M. Ross
Abstain: None
Motion Carries

Meeting Attendance

City Officials/Staff: Planning and Zoning Director Scott McPherson and Recording Secretary Pat Haver
Public Present: One

Consent Agenda

2021-11-15-03
Nemecek stated that the reason he was not at the meeting in September was due to a funeral; he did advise staff that he was not going to make another city meeting commitment; and thought that the planning meeting was also covered under that discussion. **J. Ross moved, MacNaughton seconded**, a motion to approve the consent agenda, the Planning Commission minutes from September 20, 2021 as amended to retroactively excuse the absence of Nemecek.

Motion

Roll Call:
Ayes: Baumann, Chute, MacNaughton, Moblo, Place, and J. Ross
Nays: None
Absent: Neidhamer and M. Ross
Abstain: Nemecek
Motion Carries

**Citizen comments on
Non-Agenda Items**

None

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

None

Unfinished Business

None

New Business

Planning Director McPherson reviewed his staff report included in the agenda packet. The amendments to the Future Land Use map and associated text that have previously been discussed are being presented for the required public hearing. Part of the amendments are combining Residential Open Space with Large Lot Residential, make the State Street corridor Mixed Use, change the area near the library, churches and school administrative

Public Hearing

Proposed Amendment to 2015 Master Plan – Future Land Use Map and text

offices to Community Service District, and change the Fox Run development on Jefferson Street to Manufactured Housing District. Notice was published and copies were sent to the surrounding municipalities and other interested entities to review the proposed plan and provide feedback. Comments were received from the Charlevoix County Planning Commission, other than a couple of grammatical changes, they did not have any concerns with the proposed amendments to the text nor the Future Land Use map. It was noted, however, the removal of photos and text pertaining to the waterfront considerations and trail connections under Public Services and Facilities. Staff realized after it was sent to the surrounding municipalities this elimination and it was due to a formatting issue when sending. Those portions of the photos and text that were left out by mistake are in the final draft for recommendation.

Public Hearing was opened at 5:37 pm

Sandy Pritchard: 526 E. Lincoln St. – I noticed that you are removing photos and water front considerations and trail connections and I'm wondering why?

McPherson – That was the section that we just spoke about, it was accidentally left out when it was sent due to a formatting error. It was never intended to be eliminated or deleted. It has been placed back in the final draft for recommendation.

With no further public comments, the public hearing was closed at 5:38 pm

Board Discussion

Moblo – Going forward, how is this put out to the public? Via social media or other ways?

McPherson – We did what is required by the Michigan Planning Act, and it has always been my policy to follow the planning act exactly.

Moblo – Were other resources of the city other than our discussions considered?

McPherson – Our discussions when it appeared on the agenda.

Moblo – Knowing that there is outcry of the public not being heard, is there any potential in allowing our discussions to be more advertised in the public?

McPherson – Facebook has been utilized for City Commission agendas, however, not his one, and all board and commission agenda packets are posted on the city's website.

Moblo – We want to have the engagement of the public, how do we get the word out to them. I know we can't make them come to meetings.

McPherson – Maybe a separate agenda item on how to engage the public.

Place – Asked staff to make that a future agenda item. As far as this amendment, I don't see any changes other than what has been discussed at prior meetings. With no further board discussion, **motion by MacNaughton, seconded by Chute**, recommend to adopt the resolution for the Master Plan amendment.

Motion

2021-11-15-7A

Roll Call:

Ayes: Baumann, Chute, MacNaughton, Moblo, Neidhamer, Place and J. Ross

Nays: None

Absent: M. Ross

Abstain: Nemecek

Motion Carries

Motion

Motion by J. Ross, seconded by MacNaughton, to recommend to the City Commission the adoption of the Future Land Use map and text amendments as presented.

2021-11-15-7A.1

Roll Call:

Ayes: Baumann, Chute, MacNaughton, Moblo, Neidhamer, Place and J. Ross

Nays: None

Absent: M. Ross

Abstain: Nemecek

Motion Carries

**Adoption of the
2022 Meeting
Calendar**

Motion

In the agenda packet is the 2022 meeting calendar for your review and consideration. After board discussion, **motion by J. Ross, seconded by Baumann** to adopt the 2022 meeting calendar as presented, holding the meetings on the third Monday of each month beginning at 5:30 pm.

2021-11-15-7B

Roll Call:

Ayes: Baumann, Chute, MacNaughton, Moblo, Neidhamer, Nemecek, Place and J. Ross

Nays: None

Absent: M. Ross

Abstain: None

Motion Carries

Staff Report

- There will be some upcoming training opportunities through our RRC status. These are best practice sessions. If you are interested in attending any of the free classes that are being held from January through March time frame, go ahead and register, staff will email a copy of the flyer to the commissioners. We are also looking at holding additional trainings, possibly here at city hall for collaborative decision making and legal challenges. RRC trainers will facilitate the in person training session. Would like to have it on a separate night other than a meeting night, as these types of discussions can go on for a couple of hours. After board discussion, it appears that Monday nights would work the best, and possibly have the special meeting the week before our regularly scheduled meeting. If space and participation allows, the possibility of opening up the training to surrounding municipalities may be looked into, as we have done in the past.

Good of the Order

- Nemecek wanted to let the commission know that at this point he is not going to be stepping down from the Planning Commission, as he originally stated he would in May when he was appointed if he was successful and won a seat on the City Commission. His reasoning is that Mayor Conklin wants to have that conversation with the commission at the next scheduled City Commission meeting which will be held on the 23rd of this month at noon, for this and other city boards and commissions. He wants to have that conversation before he submits his resignation, stating that he does have integrity and you could anticipate his resignation pending the outcome of that meeting at the City Commission level. That is the reason why I abstained from the recommendation to the City Commission, as I did not want 2 sitting City Commissioners making a recommendation to themselves.

Adjournment

The next regular meeting of the Boyne City Planning Commission is scheduled for Monday, December 20, 2021 at 5:30 p.m.

Motion

2021-11-15-10

MacNaughton moved, Moblo seconded, passed unanimously, a motion to adjourn the November 15, 2021 meeting at 5:54 pm

Chair Aaron Place

Recording Secretary Pat Haver

Draft