

**Meeting of
January 21, 2019**

Record of the proceedings of the Boyne City Planning Commission meeting held at Boyne City Hall, 319 North Lake Street, on Monday January 21, 2019 at 5:00 pm.

Call to Order

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

Roll Call

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

**Excused Absences
Motion

2019-1-21-02

St. Dennis moved, Biskner seconded, PASSED UNANIMOUSLY, a motion to excuse the absence of Kozlowski.

Meeting Attendance

City Officials/Staff: Planning and Zoning Administrator Scott McPherson, City Manager Michael Cain, City Commissioner Hugh Conklin and Recording Secretary Pat Haver
Public Present: Six

**Consent Agenda
Motion

2019-1-21-03

Biskner moved, Ross seconded, PASSED UNANIMOUSLY, a motion to approve the consent agenda, the Planning Commission minutes from December 17, 2018 as presented.

Chair Place arrived at 5:03 pm so Vice Chair Allen turned the meeting over to him

**Citizen comments on
Non-Agenda Items**

Ted Macksey wanted to update the commission on the status of his project on Jefferson St. As you recall, in April of 2017 he was approved for a zoning district change to multi family, and as a condition of the rezoning must present a development plan within 2 years, his time is almost up. He has been crunching numbers, talking with investors and joint venture partners and has not had any luck due to prohibitive development and construction costs. There is a possibility of having to come back in front of this board for another rezoning request and then eventually to the City Commission for approval, depending on the outcome of his development plans. He is now leaning towards a manufactured housing community on his 30 acres. He still wants to meet the current demand of affordable housing, and just can't get the costs affordable enough. These housing options are not BOCA but HUD manufactured double wide housing units that should come in between \$90,000 to \$120,000. He would like to make sure that there is enough space on each lot to have a 1 or 2 car garage for vehicles or storage. They will be built in a factory and brought in and set on the lots and not built on site.

Neidhamer – Will this project be owner owned, rentals or a mix?

Macksey – It will be a land lease community with a manager's office to oversee the day to day operations, and will be run as an association. The development will meet all of the zoning requirements as far as open/common space design, lot width, landscaping and sidewalks.

The board felt that it would be best if the developer met with staff to bring in concepts to see if they will work with the earlier approved sketches that were brought before the board as proposals, and proceed from there.

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

Boyne Housing Solutions board will be meeting on Friday, February 15th, either at 1:00 pm or 1:30 pm all are encouraged and invited to attend.

Unfinished Business

None

New Business

**Review proposed
housing options for City
wide property**

Planning Director McPherson reviewed his report that was included in the agenda packet, then turned the discussion over to City Manager Cain to continue. The city currently has a surplus of property that could possibly be brought into use for housing developments to help alleviate the current housing shortage. The available parcels would be put out to bid, and the city would be able to decide which bidder would fit the best interests of the city based on several factors. Currently there are 2 prospective pieces of land that have peaked the interest of some developers, both of the locations under consideration already have infrastructure on site, or very close by which includes water/sewer and are on paved roads. One is a little over 3 acres on Court Street currently west of the DPW facility, zoned multifamily residential. It runs alongside and behind the current Lakeview Apartments owned by Bob & Pam Brooks. Potentially working with the Boyne City Housing Commission, a future development of an additional 32 units is being explored. The second area is on Court Street between Robinson St and Escape St. This area is a little over 3.15 acres and could be used for single family residences, as the zoning in this district is under investigation and thought to have originally been TRD/Traditional Family Residential prior to being changed to CSD/Community Service District. This area currently is used for storage for city items, the location of the community garden and is near the dog park. In the past, excess fill has been dumped in the area, so there is some grading work that would need to be done. According to Pat Little and Ken Schrader, the Boyne City Public Schools has been looking to purchase property for their building trades class with continued construction of houses. In this area, a total of 12 to 15 houses could be proposed, giving the schools the ability to put in any needed infrastructure and to perform any grading work that needs to be done all at once to spread out the cost among the multiple lots, and not have the added expense of putting in one at a time. To help address the housing shortage, the building trades class for the 2019-2020 school season are going to build 2 smaller homes on Pleasant Avenue instead of one larger one. With board discussion, they all agree that something needs to be done to help alleviate the housing crisis, and look forward to seeing any development proposals that would help attain those goals. This item is also on the City Commissions' agenda for consideration tomorrow 1-22-2019.

**Review RRC
recertification report
and update
Redevelopment Ready
Sites**

Planning Director McPherson reviewed his report that was included in the agenda packet. The city was certified as an RRC Community back in 2015. At the end of 2018, staff received recertification packet information for completion to continue to hold onto the RRC status. In that report the city was found to be in substantial compliance with the current RRC best practices, however the report did identify some items that need to be addressed to maintain certification. Because of the RRC certification, the city has been able to take advantage of several opportunities in the form of marketing the City's RRC redevelopment sites, no cost training opportunities for city staff and appointed officials, planning assistance and studies which included the recent M-75 Corridor and downtown parking studies, along with the Boyne on the Water Plan and soil borings for the Fochtman site. Since staff has received the report, they have been working on ways to address the identified areas that need to be completed in the RRC Recertification Action Plan, which party is responsible to oversee each area and the estimated time for completion. It has been determined that the Planning Commission should review and update the previous list of priority sites to determine which sites can be removed, which sites should be added, and which sites are in the process of redevelopment completion. From the previous listing, Site 1 17 N. Lake St.; Site 2 302 Front St.; Site 3 216 S. Lake St.;

Staff Report

should remain, Site 4 311 E. Water St. is owner occupied with short term rentals; Site 5 437 Boyne Ave. is currently in the process of being redeveloped; and Site 6 100 N. Lake St. has prospective developers looking at the possibility of redevelopment. With board discussion they would like to see added to the priority site list:

- 201 E. Water St. (Parkside Grill and Treats)
- 211 E. Water St. (Country Now and Then)
- 401 E. Main St. (Unoccupied building)
- City owned parking lot on the corner of S. Lake St. and Ray St.

Staff will get information to the state identifying these potential sites and work closely with them to ensure that the recertification process is completed in order for the city to remain in the program.

Staff Report

- A question was raised by a commission member about short term rentals and if staff has been able to go through the data to determine the impact of these on the city? Staff has been accumulating an inventory of those units that have been identified and trying to determine the economic impact on the city and what would happen if they are to remain out of the inventory for single family housing units.
- For the RRC recertification process, there are a number of items that the Planning Commission will be responsible for, so each month once the action item identification has been finalized, this board will be working on different areas for completion.

Good of the Order

- Rotary Park fencing: at one point donated poles were going to be used, and now due to aesthetics, a different direction is being looked at. It was brought up that maybe look at split rail fencing, however, use pipes instead of wood.
- James Kozlowski will be absent from the January, February and March meetings

The next regular meeting of the Boyne City Planning Commission is scheduled for Monday, February 18, 2019 at 5:00 p.m.

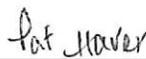
Adjournment

**Motion

2019-1-21-10

St. Dennis moved, Ross seconded, PASSED UNANIMOUSLY a motion to adjourn the January 21, 2019 meeting at 6:23 p.m.


Chair Aaron Place


Recording Secretary Pat Haver