



319 N. Lake Street

Boyne City, Michigan 49712
www.cityofboynecity.com

City of Boyne City

Founded 1856

Phone 231-582-6597
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AGENDA

BOYNE CITY PLANNING COMMISSION

Monday August 20, 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 July 16, 2018 Boyne City Planning Commission meeting.

4. Hearing Citizens Present (*Non-Agenda Items*)
5. Reports of Officers, Boards, Standing Committees
6. Unfinished Business
7. New Business
 - A. Preliminary development plan review 437 Boyne Ave .
8. Staff Report
9. Good of the Order
10. Adjournment – Next Meeting September 17, 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

Approved: _____

**Meeting of
July 16, 2018**

Record of the proceedings of the Boyne City Planning Commission meeting held at Boyne City Hall, 319 North Lake Street, on Monday July 16, 2018 at 5:45 pm.

Call to Order

Secretary Ellwanger called the meeting to order at 5:45 p.m.

Roll Call

Present: Ken Allen, Jason Biskner, George Ellwanger, Jim Kozlowski, Tom Neidhamer
Jeff Ross and Joe St. Dennis
Absent: Chris Frasz and Aaron Place

**Excused Absences
Motion

2018-07-16-02
St. Dennis moved, Neidhamer seconded, PASSED UNANIMOUSLY, a motion to excuse the absence of Frasz and Place.

Meeting Attendance

City Officials/Staff: Planning and Zoning Administrator Scott McPherson
Public Present: None

**Consent Agenda
Motion

2018-07-16-03
Ross moved, Biskner seconded, PASSED UNANIMOUSLY, a motion to approve the consent agenda, the Planning Commission minutes from June 18, 2018 as presented.

**Citizen comments on
Non-Agenda Items**

None

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

None

Unfinished Business

None

New Business

None

**Staff Report
Good of the Order**

None

**Adjournment
Motion

The next regular meeting of the Boyne City Planning Commission is scheduled for Monday, August 20, 2018 at 5:00 p.m.

2018-07-16-10
St. Dennis moved, Kozlowski seconded, PASSED UNANIMOUSLY a motion to adjourn the July 16, 2018 meeting at 5:51 p.m.

Secretary George Ellwanger

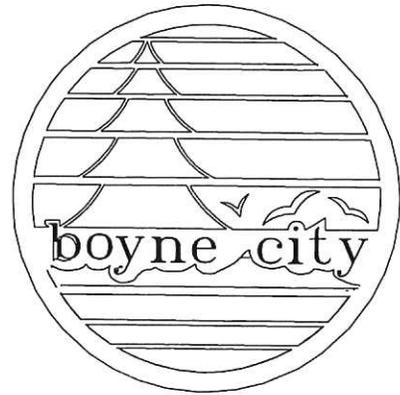
CITY OF BOYNE CITY

To: Chair Chris Frasz, and fellow Planning Commissioners

From: Scott McPherson, Planning Director

Date: August 20, 2018

Subject: 437 Boyne Ave. Pre-application meeting



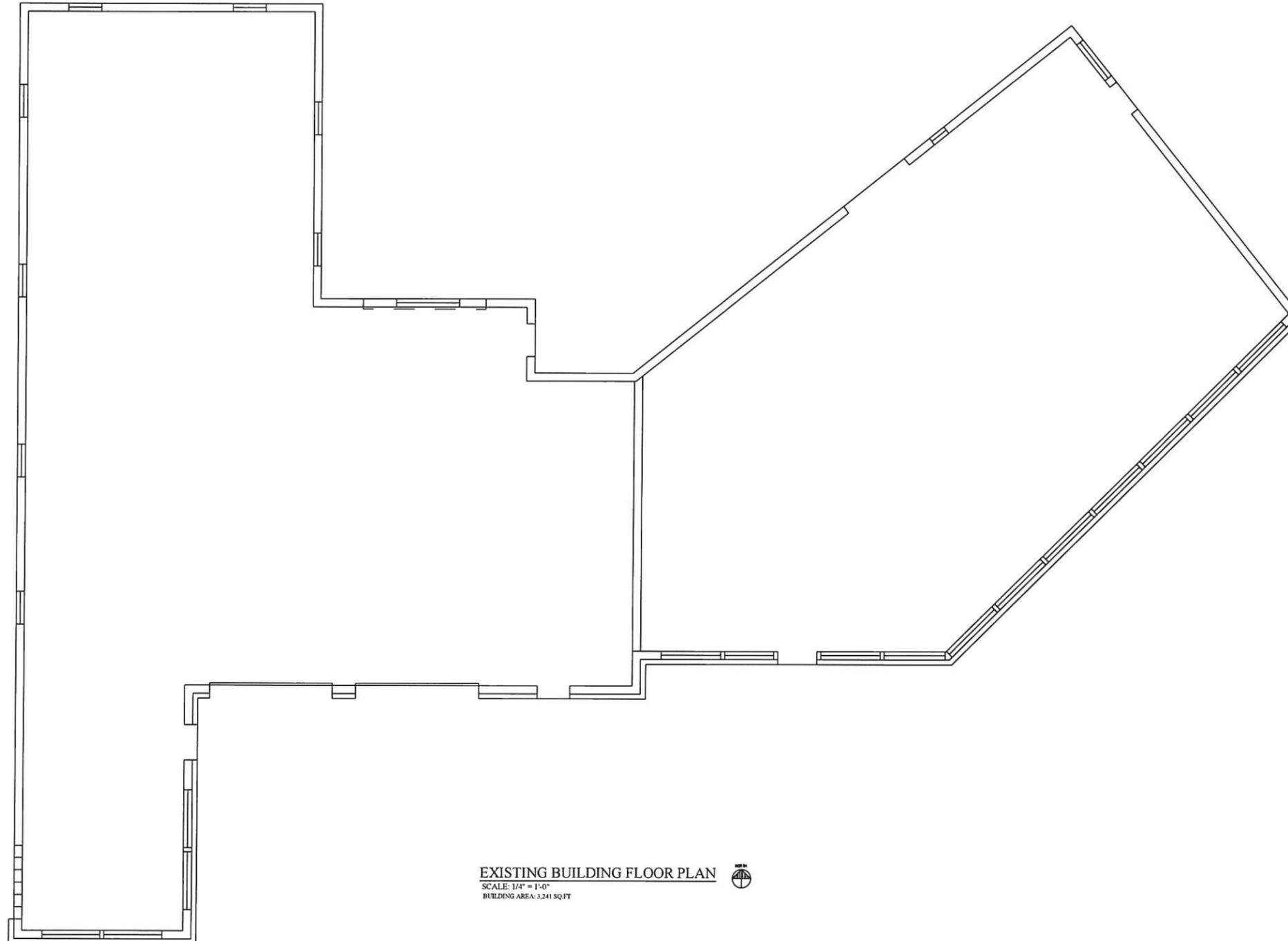
A request for a pre-application meeting with the planning commission to discuss a proposed development plan for 437 Boyne Ave. has been received from Bob Earl. The property was the location of Reh's Acres and is currently being used for church services. The property is located in the Central Business District. Conceptual site plans and building plans have been provided for discussion.

**Progressive
Associates, Inc.
Architects**

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Ph. 231 487-9290
Email: ciron@charter.net
Web: www.progressivenorth.com

Issued For:



EXISTING BUILDING FLOOR PLAN
SCALE: 1/4" = 1'-0"
BUILDING AREA: 3,241 SQ FT



Project:

Renovation of Four Peaks
Office Building at
437 Boyne Ave.

BOYNE CITY, MICHIGAN

Sheet Title:

Existing
Floor
Plan

Project Number: 18-026

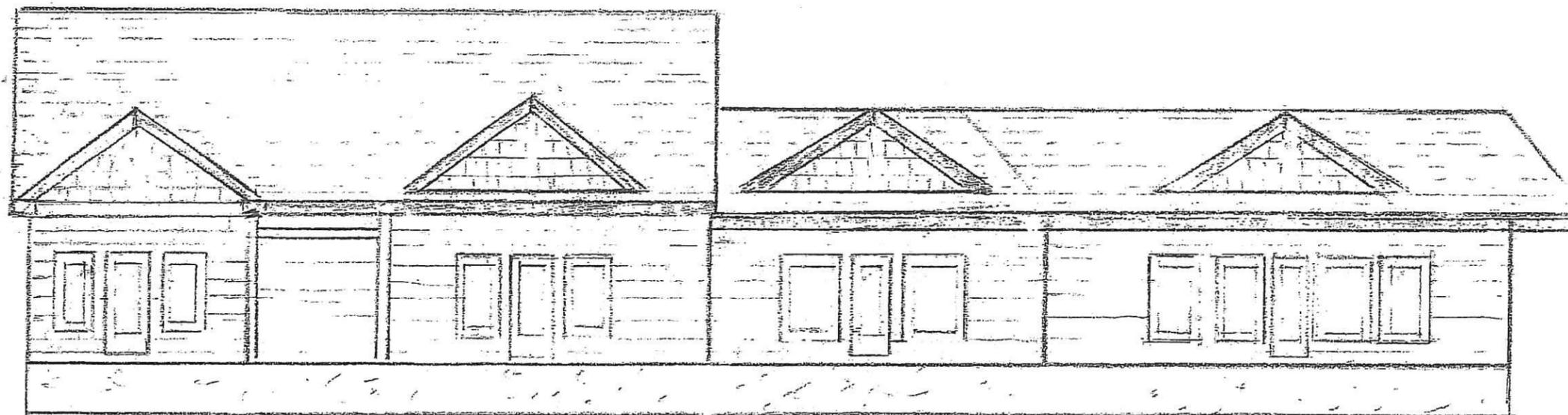
Drawn: CI

Checked: PN

Date: 07.30.18

Sheet Number:

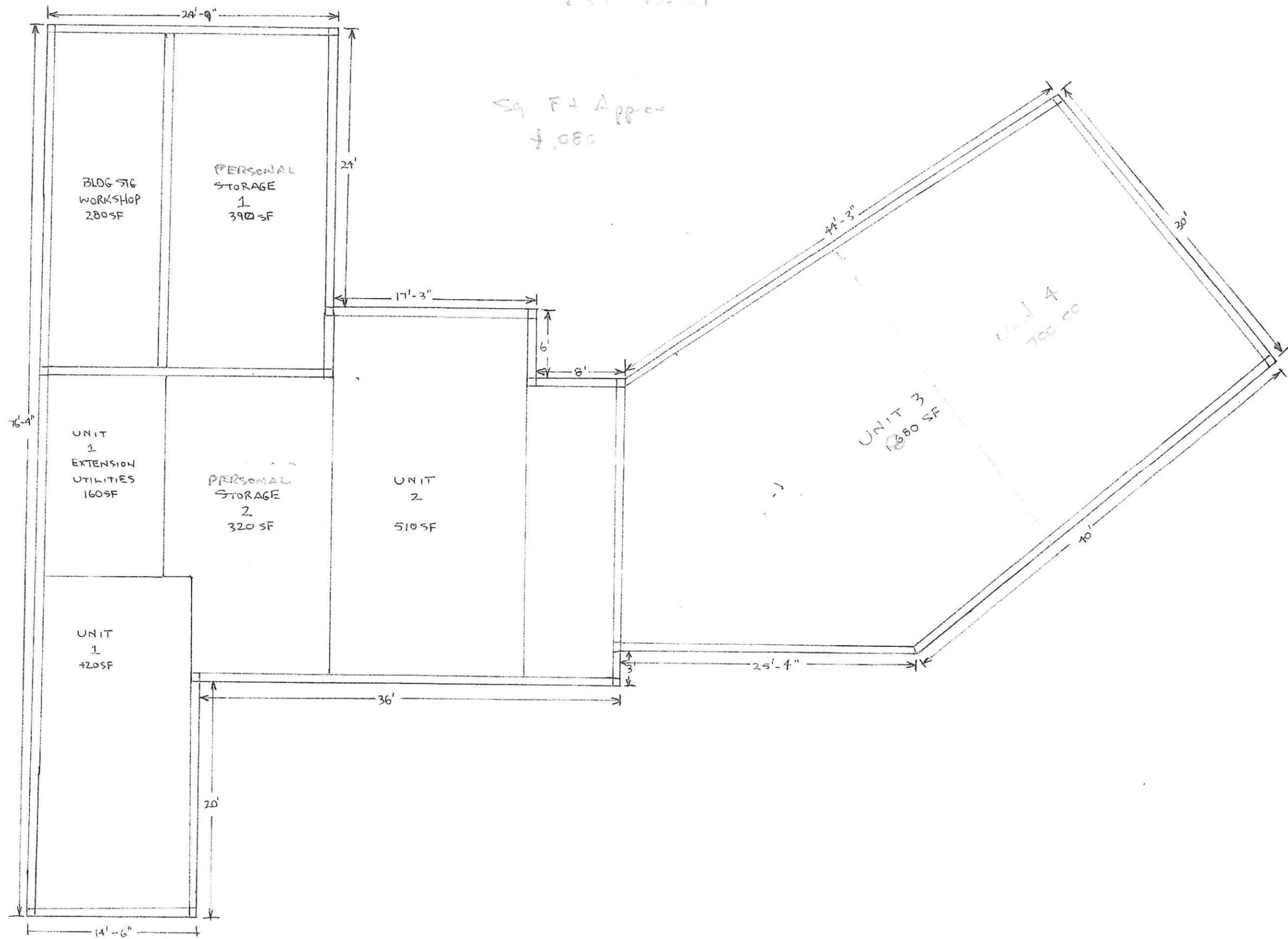
A1



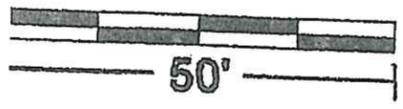
Architectural drawing

437 Plans

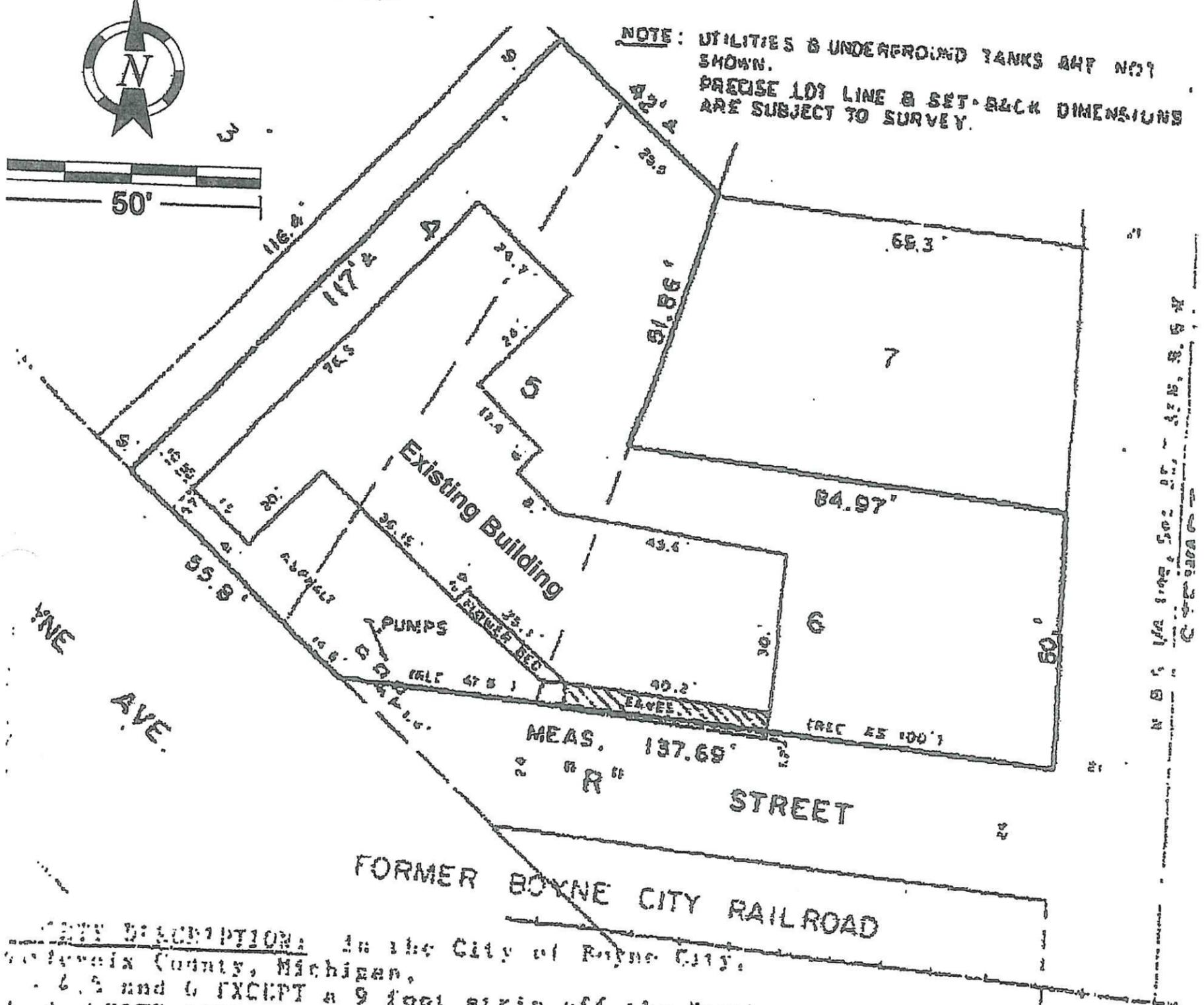
Sq Ft Approx
4,080



Site Survey Map
Tax Parcel # 051-345-005-00



NOTE: UTILITIES & UNDERGROUND TANKS ARE NOT SHOWN.
 PRECISE LOT LINE & SET-BACK DIMENSIONS ARE SUBJECT TO SURVEY.



PROPERTY DESCRIPTION: In the City of Boyne City, Calhoun County, Michigan, lots 4, 5 and 6 EXCEPT a 9 foot strip off the Northwest side of lot 4 of J. H. WHITE COMPANY'S SUBDIVISION OF LOT 35 OF BEARDSLEY'S SECOND ADDITION in the Village of Boyne (now City of Boyne City), Michigan.

[Handwritten Signature]
 Surveyor's License No. 24595



JOHN E. FERGUSON & ASSOCIATES, INC.
 6000 5th Avenue, Boyne City, MI 49716