

**Meeting of
December 17, 2018**

Record of the proceedings of the Boyne City Planning Commission meeting held at Boyne City Hall, 319 North Lake Street, on Monday December 17, 2018 at 5:00 pm.

Call to Order

Vice Chair Allen called the meeting to order at 5:03 p.m.

Roll Call

Present: Ken Allen, Jason Biskner, George Ellwanger, Jim Kozlowski, Tom Neidhamer, Aaron Place (arrived 5:06 pm) and Jeff Ross

Absent: Joe St. Dennis

Vacancy: One

Excused Absences

****Motion**

2018-12-17-02

Ellwanger moved, Ross seconded, PASSED UNANIMOUSLY, a motion to excuse the absence of St. Dennis.

Meeting Attendance

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

Public Present: One

Consent Agenda

****Motion**

2018-12-17-03

Ross moved, Neidhamer seconded, PASSED UNANIMOUSLY, a motion to approve the consent agenda, the Planning Commission minutes from November 19, 2018 as presented.

**Citizen comments on
Non-Agenda Items**

Chair Place arrived at 5:06 pm and Vice Chair Allen turned the meeting over to him

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

None

Unfinished Business

New Business

**Public Hearing
proposed Ordinance
Amendment to Article
XX Schedule of
Regulations**

Planning Director McPherson gave a brief review of the proposed amendment changes. At previous commission meetings, discussion has revolved around the limitation on the number of stories allowed in regards to the maximum building height. The current ordinance limits building height by a maximum number of stories or maximum number of feet. Per ordinance requirement when there are multiple regulations that can be applied the most restrictive controls. While the current height limitation would have limited impact on the building's mass and visual appearance, it does significantly impact the functionality and efficiency of the structure. The change would be consistent with the master plan and the adopted goals of the City by more efficiently using available land. Eliminating the maximum stories limitation will provide the ability to create more usable space per building, which can be used for additional housing, and will more efficiently use existing infrastructure. Therefore it is being proposed that the story limitation be eliminated.

Chair Place opened the public hearing at 5:08 pm

Larry Chute: 414 High St. – Asked general questions about building standards and requirements.

Neidhamer – This is being done to clarify the ordinance therefore allowing much needed additional housing in the area.

By allowing a developer to concentrate on a building height in feet, rather than limit them to various ordinance standards in feet and in stories, it will increase the efficiency for the structure, and potentially increase the number of available housing units. An example would be in the Central Business District the maximum height of the structure is 45 feet or 3.5 stories which can be a limiting factor for the types of buildings that can be constructed. With the proposed amendment it would allow them to build a structure that is 45 feet in height, which would allow 4 stories.

With no additional public comments, the public hearing was closed at 5:19 pm and continued with Board Discussion

****Motion**

The board was in favor of the proposed amendment. Based on their discussion, **motion by Allen, seconded by Ellwanger** to recommend adoption by the City Commission, the proposed amendment changes to Article 20, section 20.10 and 20.20 by eliminating the “In Stories” requirement under Maximum Height of Structure utilizing the amendment criteria in section 2.50(B) specifically 1, 2, and 3.

2018-12-17-7A

Roll Call:

Ayes: Allen, Biskner, Ellwanger, Kozlowski, Neidhamer, Place and Ross

Nays: None

Absent: St. Dennis

Vacancy: One

Motion Carries

Adoption of the 2019 Meeting Calendar

Included in the agenda packet is the 2019 meeting calendar for your review and consideration. **Motion by Kozlowski, seconded by Ross PASSED UNANIMOUSLY** to adopt the 2019 calendar as presented, meetings to be held on the third Monday of each month at 5:00 pm.

Staff Report

- Boyne City Housing Solutions committee continues to meet, believe their next meeting will be January 7th
- Boyne City High School Building Trades is considering a new project model; building 2 smaller houses instead of 1 large one each year. BCPS is looking at available lots to purchase in order to build houses on that the city currently owns
- Kelsie King-Duff, Main Street manager, has conducted an informal survey with the downtown business owners and in total, the owners have approximately 50 full time jobs and around 80 part time/seasonal jobs that could be filled if there were available housing
- Ted Macksey was hoping to be at the meeting tonight to update the board on his project's progress
- Tim Faas has been hired as the new DPW Director and his first day will be January 2nd
- We have recently received the renewal paperwork for our RRC status, which is a 3 year term. The process is not cumbersome to recertify, however, necessary paperwork has to be filled out and returned. It has been a great program for us with assistance offered.

- The City Commission held the first reading of the Recreational Marijuana Ordinance, and has decided to Opt Out at this time with the rationale that the state is still working on the rules for licensing and no one is quite sure what will happen. Several other surrounding communities have also opted out until they are sure what the state requirements will be.

Good of the Order

- James Kozlowski will be absent from the January, February and March meetings
- Merry Christmas and Happy New Year

The next regular meeting of the Boyne City Planning Commission is scheduled for Monday, January 21, 2019 at 5:00 p.m.

Adjournment
****Motion**

2018-12-17-10

Kozlowski moved, Neidhamer seconded, PASSED UNANIMOUSLY a motion to adjourn the December 17, 2018 meeting at 5:34 p.m.

Chair Aaron Place

Recording Secretary Pat Haver