

**Meeting of
July 15, 2013**

Record of the proceedings of the Boyne City Planning Commission meeting held at Boyne City Hall, 319 North Lake Street, on Monday, July 15, 2013 at 5:00 pm.

Call to Order

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

Roll Call

Present: Gretchen Crum, George Ellwanger, Chris Frasz, Jim Kozlowski, Jane MacKenzie, Lori Meeder, Tom Neidhamer, Aaron Place, and Joe St. Dennis
Absent: None

Meeting Attendance

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

Consent Agenda

2013-07-15-3

Crum moved, Neidhamer seconded, PASSED UNANIMOUSLY, a motion to approve the consent agenda. Approval of the May 20, 2013 Planning Commission minutes as presented.

**Comments on
Non-Agenda Items**

None

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

None

Unfinished Business

None

**New Business
Review of SOBO
re-development plan**

Planning Director McPherson began the discussion with a review of the purpose of the project. Utilizing grant opportunities from the MEDC, several students from the University of Michigan Urban Land Institute, under the guidance of Peter Allen approached the city with an outside prospective of where the city could be enhanced. They were given several options to look at, such as Lake Front Square, public parking on Ray Street, the theatre, Fotchman Parking lot and Dilworth Hotel. They spent time in the city, and came up with several potential proposals along with an economic analysis that was presented to the City Commission. They focused on the SOBO District, and came up with options of lower level retail/restaurants/offices/ kiosk shops with rental or permanent housing on the upper levels. The proposed plan also called for a public parking structure on a current parking lot on Ray St, along with a boutique hotel, additional retail, and pedestrian bridge over the river on the Fotchman parking lot. The students were able to spend some time talking to some of the adjacent property owners in the area, who were excited about the prospects. As a part of the re-development ready program, you have to be able to identify a re-development plan, and this could probably be incorporated as a part of that plan, or will be that aspect of the plan. If we obtain certification, the MEDC will help market (3) different sites, and these could be picked. The planning commission liked the submitted presentation, and is excited about some of the listed ideas. For now, the plan has been received and will be filed for later consideration.

Presentation by Lake Charlevoix Association

Paul Witting shared a 15 minute presentation highlighting who the LCA is, what they do, why they exist, and how associations, businesses, and individual home owners can become Lake Guardians. The newly formed Lake Guardian program goal is to educate citizens in an effort to improve water quality entering the local watershed and Lake Charlevoix.

Staff Report

- Redevelopment Ready Community Program - Initial plans have been submitted for review and comments. We will have a period of time to accomplish the goals. Immediately, the Master Plan and Capital Improvement Plans need to be updated. In these plans, place making component/focus would be beneficial. There are possible grant opportunities,
- Interviews for the Assist Planner Position will be held on Monday, July 22nd. They will be interviewing 5 out of the 16 applicants,
- Invitations were distributed to residents to attend a meeting regarding the removal of the fence around the property on N. Lake St. City staff did attend the meeting, and they were requested by the meeting host and developer, not to respond to any questions, which they complied with. The purpose of the meeting called by the developer was to have citizens put pressure on the city government to re-instate their zoning permits.
- Dilworth Hotel was purchased on July 12th. The new owners' intent, immediately, is to rehab the outside façade in accordance with the easement agreement the city holds, and to keep any further deterioration from occurring. They are very interested in restoring the hotel to historically accurate conditions.
- Northern Homes is pursuing the purchase of the William H. White house through the County Land Bank. This house has been vacant for several years, and is in the gateway to the city. Northern Homes has applied for grant funding to assist in the restoration of the house.
- Planning grants through MSHDA are available for use on updating plans, the original amount available has been decreased, so match grants are limited, so not sure if the effort is worth pursuing the limited amounts.
- Would like to do community input meetings for updates to the Master Plans.

Good of the Order

The board thanked Tom for his support of their decision regarding Outdoor Cafes' and alcohol service on the sidewalks. Although it was defeated by the City Commission at this time, perhaps at a later date, the proposal could be considered again in the future.

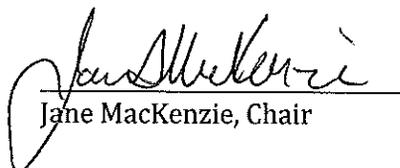
Adjournment

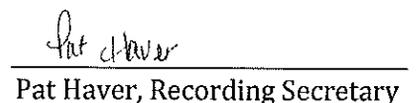
The next meeting of the Boyne City Planning Commission is scheduled for August 19, 2013 at 5:00 pm in the Auditorium.

****MOTION**

2013-07-15-10

Meeder moved, St. Dennis seconded, PASSED UNANIMOUSLY a motion to adjourn the July 15, 2013 meeting at 5:58 p.m.


 Jane MacKenzie, Chair


 Pat Haver, Recording Secretary