



# City of Boyne City

Founded 1856

319 N. Lake Street

Boyne City, Michigan 49712  
[www.cityofboynecity.com](http://www.cityofboynecity.com)

Phone 231-582-6597  
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## AGENDA

### BOYNE CITY PLANNING COMMISSION

Monday June 18, 2018 5:00 p.m.  
Boyne City Hall



Scan QR code or go to  
[www.cityofboynecity.com](http://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 May 21, 2018 Boyne City Planning Commission meetings.

4. Hearing Citizens Present (*Non-Agenda Items*)
5. Reports of Officers, Boards, Standing Committees
6. Unfinished Business
7. New Business
  - A. Public Hearing 402 State Street conditional zoning application.
  - B. Accessory Dwelling Unit and Duplex SUP requirements discussion.
8. Staff Report
9. Good of the Order
10. Adjournment – Next Meeting July 16, 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*

**Meeting of  
May 21, 2018**

Record of the proceedings of the Boyne City Planning Commission regular meeting held at Boyne City Hall, 319 North Lake Street, on Monday May 21, 2018 at 5:00 pm.

Vice Chair Place called the meeting to order at 5:02 p.m.

**Call to Order**

Present: Ken Allen, George Ellwanger, Jim Kozlowski, Tom Neidhamer, and Aaron Place

**Roll Call**

Absent: Jason Biskner, Chris Frasz, Jeff Ross and Joe St. Dennis

**Excused Absences  
\*\*Motion**

**2018-05-21-02**

**Neidhamer moved, Ellwanger seconded, PASSED UNANIMOUSLY**, a motion to excuse the absence of Biskner, Frasz, Ross and St. Dennis.

**Meeting Attendance**

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

Public Present: 4

**Consent Agenda  
\*\*Motion**

**2018-05-21-03**

**Allen moved, Ellwanger seconded, PASSED UNANIMOUSLY**, a motion to approve the consent agenda, the Planning Commission minutes from March 19, 2018 as presented.

**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. Larry Jones is proposing a 54' x 60' shop addition and a 16' x 54' lean-to addition to the existing structure on the east side of the building. It will match the size, character and new color of the building. The applicant went before the EDC/LDFA boards as required as it is in the Industrial Park and they recommended approval for the site plan.

**Sketch Plan Review  
204 Air Industrial  
Park Dr.**

**Larry Jones: Owner** – This existing building and proposed addition will be used for cold storage overflow and shipping only; manufacturing will be done at our other shop at 294 Air Industrial Park Dr. There are plans for electrical, lighting, and insulation only. The only outside lights will be at the two pedestrian entrances and will be downward lit.

**McPherson** – It meets all of the ordinance requirements in regards to placement, setback, size, lot coverage, height and I don't see anything that it does not meet.

**\*\*Motion**

After board discussion **motion by Ellwanger, seconded by Neidhamer** to recommend approval of the site plan for 204 Air Industrial Park Dr. as presented, as it meets all of the requirements under Section 19.40

Roll Call:

2018-5-21 7A

Ayes: Allen, Ellwanger, Kozlowski, Neidhamer and Place

Nays: None  
Absent: Biskner, Frasz, Ross and St. Dennis  
Abstain: None

Motion Carries

**Pre-application meeting proposed zoning change for 402 State St.**

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Planning Director McPherson reviewed his report that was included in the agenda packet. Ron Mills and his son, are here before the Commission to get feedback on the possibility of a zoning change for the building at 402 State Street that they are planning on purchasing, renovating and moving their financial office into.

**Ron Mills** - There will be two working in the office, with minimal traffic. We would like to convert the space into a professional office. The planned renovations at this point would be a new metal roof, hard wood flooring, partition for two offices, updated restrooms, and exterior updating and cleanup. A handicapped accessible ramp would be incorporated off of the rear of the building where the parking will be located. The vehicle entrance would actually be off of Jefferson Street and not State Street.

**Ken Allen** - What would be the next steps for a rezoning of this site?

**McPherson** - There are a couple ways to approach a zoning request. A rezoning of the district, or a conditional rezoning that is specifically tailored to this lot and for one specific thing that is allowed. In my opinion, rezoning to a Professional Office District is the most appropriate for their proposed use. Because this is zoned residential, a conditional rezoning for a specific use would need to be done, and if the use ceases, it will revert back to its natural use. If the property is to be conditionally re-zoned, the City Commission has to make the final decision.

**Kozlowski** - What would your time frame be?

**Mills** - If we get the yes, by the end of the summer/early fall

**McPherson** - That maybe a bit optimistic; the process will take at least 3 months as you will need to come before this board with real specific details and a sketch plan on what it is you are planning, building renovations, driveways with parking spaces and what your rezoning request would be. You want to try to mitigate any potential questions from this board, to move the process along and then it goes to the City Commission for final approval.

**Ron Mills** - We will get the rezoning application with drawings shortly to the department.

**Staff Report**

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- New aerial imagery was taken a week ago. It will include LIDAR - laser imaging mapping for the earth surface. It will give us the ability to produce 3D maps and images.
  - Because of our RRC status, we have be given an opportunity for additional studies. We are working on a parking study that will be completely funded, and in the next month or two additional information gathering will take place.
  - This week on Wednesday and Thursday, the MEDC will hold (2) full days of training here at City Hall.

**Good of the Order**

- 
- Is there a possibility of a double ramp at the boat launch, it gets pretty crazy and backed up with only one. That would be a question for the Harbor Master Barb Brooks.
  - After the City Commission meeting tomorrow; there will be a tour of all of the city property to look at long term planning. The public is welcome to attend.
  - Has the airport fencing issue been resolved yet? Believe so, but you may want to verify with Mike Cain, the Airport Manager.
-

The next regular meeting of the Boyne City Planning Commission is scheduled for Monday, June 18, 2018 at 5:00 p.m.

**Adjournment**  
**\*\*Motion**

**2018-05-21-10**

**Kozlowski moved Allen seconded, PASSED UNANIMOUSLY** a motion to adjourn the May 21, 2018 meeting at 5:47 p.m.

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Vice Chair Aaron Place

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Recording Secretary Pat Haver

## CITY OF BOYNE CITY

**To:** Chair Chris Frasz and fellow Planning Commissioners

**From:** Scott McPherson, Planning Director

**Date:** June 18, 2018

**Subject:** 402 State Conditional Zoning Application Public Hearing



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### Background

A written conditional rezoning offer has been submitted by Ron and Kyle Mills for property owned by Christopher Kinner to rezone parcel 15-051-026-005-00 from Traditional Residential District (TRD) to Professional Office District (POD). The offer has been attached for your review. The parcel is located at 402 Street which is on the southwest corner of State and Jefferson Street. The parcel is 60' x 132 with 60' of frontage on State Street and 132' of frontage on Jefferson Street. The properties adjacent on all sides are zoned TRD with the parcels to the south, east and west and being used for single family dwellings. The properties to the north is being used for a church and a pre-existing nonconforming commercial use. To the South of the property properties are zoned RED being used for single family dwellings and conditionally zoned MFRD being used for group senior and assisted living. The subject parcel has an existing vacant 20' x 28' structure that was previously used for a nonconforming commercial use that was abandoned many years ago.



## **Discussion**

The subject parcel has been vacant for many years and the city has had numerous inquiries about potential uses for the structure and the parcel. The future land use plan designation for the property is Neighborhood Residential and this would be inconsistent with the current zoning request. The Planning Commission should keep in mind that the master plan is intended to serve as a guide that should be used to help determine land uses and development policies that affect the community's physical development. It defines general planning goals, policies and action plans that provide a philosophical base for use by the Planning Commission as it guides future growth and land use in Boyne City. Because it is a guide, master plan is not intended to be rigidly administered. Changing conditions in the community may affect the goals and philosophy established when the plan was originally developed.

## **Process**

In accordance with the Michigan Zoning Enabling Act and the Boyne City Zoning Ordinance Section 2.40 Amendment Procedures, a public hearing was scheduled for the Planning Commission on September 19, 2016. The Commission should review the proposed amendment and use the amendment criteria as listed in section 2.50(C) of the zoning ordinance as a guide in making their decision on the proposed amendment. Section 2.50 (C) is as follows:

### **Section 2.50 Amendment Criteria.**

- C. For amendment requests to change, create, extend or reduce a mapped zoning district, the Planning Commission and City Commission shall use the following as a guide:
1. The proposed zoning district is more appropriate than any other zoning district, or more appropriate than adding the desired use as a conditional land use in the existing zoning district.
  2. The property cannot be reasonably used as zoned, and the applicant cannot receive a reasonable return on investment through developing the property with one (1) of the uses permitted under current zoning at the time of purchase or at the time of securing legal control of the property.<sup>3</sup> The proposed zone change is supported by and consistent with the goals, policies and future land use map of the adopted City Comprehensive Plan, including any sub-area or corridor studies. If conditions have changed since the Comprehensive Plan was adopted, as determined by the Planning Commission, the consistency with recent development trends in the area shall be considered.
  4. The proposed zone change is compatible with the established land use pattern, surrounding uses, and surrounding zoning in terms of land suitability, impacts on the environment, density, nature of use, traffic impacts, aesthetics, infrastructure and potential influence on property values, and is consistent with the needs of the community.
  5. All the potential uses allowed in the proposed zoning district are compatible with the site's physical, geological, hydrological and other environmental features.

6. The change would not severely impact traffic, public facilities, utilities, and the natural characteristics of the area, or significantly change population density, and would not compromise the health, safety, and welfare of the City. The Planning Commission may require a general impact assessment in accordance with the requirements of this Ordinance if it determines the proposed zoning change could have a negative impact upon traffic, public facilities, utilities, natural characteristics, population's density, or other concerns. A traffic impact study in accordance with the requirements of this Ordinance shall be required if the proposed rezoning district permits uses that could generate one hundred (100) or more directional trips during the peak hour, or at least one thousand (1,000) trips per day more than the majority of the uses that could be developed under current zoning.
  7. The rezoning would constitute and create an isolated and unplanned spot zone granting a special privilege to one landowner not available to others.
  8. The change of present district boundaries is consistent in relation to existing uses, and construction on the site will be able to meet the dimensional regulations for the proposed zoning district listed in the Schedule of Regulations.
  9. There has been a change of conditions in the area supporting the proposed rezoning.
  10. Adequate sites are neither properly zoned nor available elsewhere to accommodate the proposed uses permitted in the requested zoning district.
  11. There was a mistake in the original zoning classification.
  12. The request has not previously been submitted within the past one (1) year, unless conditions have changed or new information has been provided.
- D. Any amendment for the purpose of conforming to a decree of a court of competent jurisdiction shall be adopted by the City Commission and published, without necessity of a public hearing or referral thereof to any other board or agency.

### **Recommendation**

The Planning Commission should review the requirements of section 2.50(C) and determine if the proposed meets any of the criteria for an amendment to the Ordinance and make a recommendation to the City Commission.



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Ronmills@twin-valley.net  
www.MillsFinancial.net

**Letter Of Intent**  
Regarding Property 402 State St

**Proposal:**

402 State St. shall now follow the commercial zoning ordinances of Boyne City, specifically that found in Article VIII "PROFESSIONAL OFFICE DISTRICT" of the Boyne City Code of Ordinances. The change in zoning from residential to commercial will be contingent on the property being used for a specific business purpose only. In this case, it will only be used for a professional office, featuring insurance, finances, investments, and similar services (Section 8.20 B). In the event of the sale of the property, this zoning contingency would also apply to the new purchaser (meaning a new owner would have to follow this proposed zoning contingency, using it for a professional office of the same category (Section 8.20 B), or it would return to residential zoning).

All Development requirements (Section 8.40) will also be met. These include:

- a) Limited building modifications, with plan approval.
- b) Adequate parking and public entry, including ramp access.
- c) Clear adequate signage, with very minimal interference.
- d) Proper dimensions and lot requirements
- e) POD allowed landscaping and features
- f) Internal standards to code and ordinance
- g) Meeting all other zoning Provisions

Based on these requirements, here are some specifics that we will and will not do as part of our conditions for re-zoning:

1. We will not have any neon or overly bright signage
2. We will not have any instance where traffic is obstructed
3. We will have proper parking, and it will be more than sufficient for the size of the office
4. We will only have two office spaces operating on the premises, and will not be adding more
5. There will be no loud machinery, noise pollution, or other sound that would be inappropriate for a residential area
6. There will be a maximum of 4-6 cars at any given time
7. The sidewalk will not be blocked off in the front of the building
8. We will have heating and air in the building
9. We will have ramp access
10. We will have a fully functional bathroom, for ourselves as well as clients coming in

*We thank you for your consideration,*

A handwritten signature in black ink, appearing to read "Ron Mills".

Ron Mills

A handwritten signature in black ink, appearing to read "Kyle Mills".

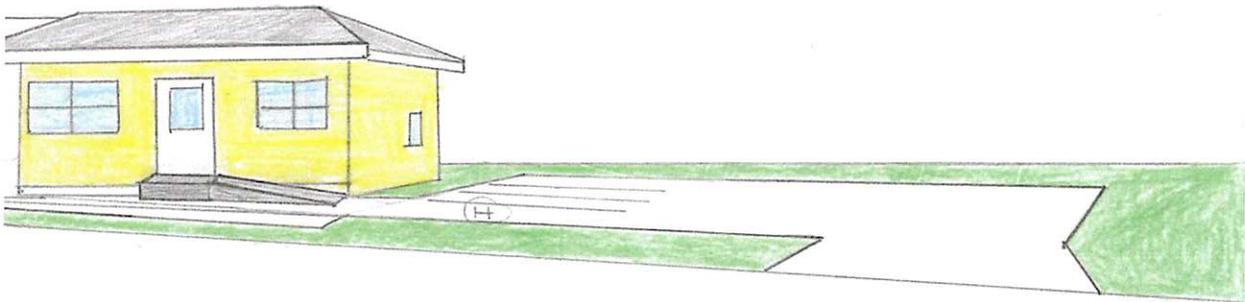
Kyle Mills



Sign, new door & window,  
& Ramp



Sign In front



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Parking

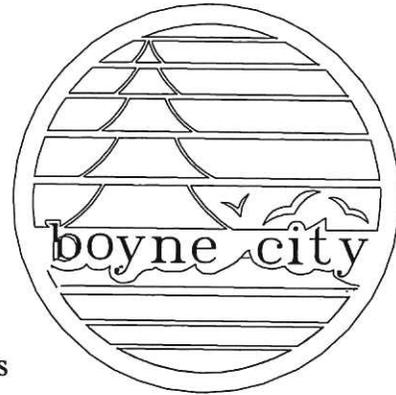
## CITY OF BOYNE CITY

**To:** Chair Chris Frasz, and fellow Planning Commissioners

**From:** Scott McPherson, Planning Director

**Date:** June 21, 2018

**Subject:** Accessory Apartments and Duplex Requirements



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With the discussion of affordable housing in the forefront in the City and the region, it may be valuable for the City to see what actions it can take to remove any zoning or land use barriers that would impede the development of housing. One of the areas the City can review is its zoning processes to see if there are any actions that can be taken to lesson or remove any procedural barriers. One possible barrier that could be limiting the development of additional housing units in the City is the requirement for a special use for Accessory Apartments and Duplex's.

This issue is being brought to the Commission for initial discussion of the topic to explore the pros and cons of the current requirements and if the planning commission would like to recommend any changes to the existing ordinances. For your reference the following fact sheet regarding Accessory Apartments and Duplex's is being provided.

### **Accessory Apartment and Two Family Dwelling Fact Sheet**

#### **What is an Accessory Apartment?**

An accessory apartment, commonly called a granny flat, is a separate and independent apartment arranged and intended for use as a residence that is located on a property that already has a dwelling. The existing home is the primary use of the property and the apartment is an accessory use to the primary dwelling. An accessory apartment cannot be independently owned and the property must be occupied by the property owner; however, it does not matter in which unit the property owner resides. An accessory apartment may be attached to the primary home or be a detached structure. If detached it must have a minimum setback of 10 feet from the rear a side lot lines.

#### **What is a Two Family Dwelling?**

A two family dwelling, commonly referred to as a duplex, is two independent dwelling units that share a common structural element. The main difference between an accessory apartment and a duplex is the duplex is the primary use. The property does not need to be occupied by the property owner and each unit of the duplex can be independently owned.

#### **Where are Accessory Apartments Allowed?**

Accessory Apartments are allowed in the Traditional Residential District.

#### **Where are Two Family Dwellings Allowed?**

Two Family dwellings are allowed in the Traditional Residential District and the Multifamily District.

**Is there a minimum size or required for an Accessory Apartment?**

An accessory apartment has no minimum square footage requirement.

**What form can an Accessory Apartment take?**

An Accessory apartment can take different forms. For example an accessory apartment could be a separate apartment within the primary dwelling, a finished living space above a garage or a detached tiny house.

**Is there a minimum size for a Two Family Dwelling?**

Yes, each dwelling unit must meet the minimum dwelling requirement for the district. In the Traditional Residential District each unit must be at least 672 square feet, In the Multifamily District each unit must be at least 500 square feet.

**What form can Duplex take?**

A duplex must meet the design requirements of a single family dwelling.

**What is the Approval Process for an Accessory Apartment?**

An Accessory Apartment is a Conditional Use which requires approval by the Planning Commission after a public hearing.

**What is the Approval Process for a Two Family Dwelling?**

A Two Family Dwelling is a Conditional Use in the Traditional Residential District which requires approval by the Planning Commission after a public hearing. A Two Family Dwelling is a Principle Permitted Use in the Multifamily District and can be permitted by the zoning administrator.



## 2018 Community-wide Goal Setting

### **We want to hear from you!**

We believe Boyne City is a great place to live, work and visit. To keep our city successful, the City Commission develops goals every two years to focus its efforts. This year, we are asking for your opinion about critical issues first, through this survey. Then, please join us on July 16, 2018 from 6 - 8 pmat the Veteran's Park Pavilion to see the survey results and share your opinions about how city government can address the highest priority issues.

The list in this survey includes issues community members identified during previous goal-setting events, plus others suggested by City Commissioners and City staff members. Please rate how important you think the following issues are and add other issues you feel that city government should address in the next two years.

If you have questions about this survey or need assistance, call Boyne City Hall, 231-582-6597 or email [jhalstead@boynecity.com](mailto:jhalstead@boynecity.com).

You may complete this survey either online (via SurveyMonkey) at [www.cityofboynecity.com](http://www.cityofboynecity.com) or return a printed copy to City Hall by July 2, 2018. Please select the choice that best reflects your view on the following topics.

Thank you!

The Boyne City City Commission

Tom Neidhamer, Mayor

Ron Grunch, Mayor Pro-tem

Hugh Conklin, City Commissioner

Sally Page, City Commissioner

Dean Solomon, City Commissioner



## 2018 Community-wide Goal Setting

### Housing Issues

**1. Affordable housing.** Home prices and rents are high in Boyne City. It is often difficult for individuals and families to find acceptable housing that they can afford.

Not important at all      Of little importance      Of average importance      Very important      Absolutely essential

**2. Housing choices.** Boyne City lacks an adequate supply of downtown housing options, duplexes, apartments and other types of homes many people now desire, especially young adults and seniors.

Not important at all      Of little importance      Of average importance      Very important      Absolutely essential

**3. Subsidized housing.** The Boyne City Housing Commission provides low-cost housing for approximately 109 senior citizens and families, but there is not enough to meet need. There is a long waiting list of qualified individuals and families.

Not important at all      Of little importance      Of average importance      Very important      Absolutely essential

**4. Seasonal housing.** Boyne City's tourism industry draws many visitors to the area. Businesses are struggling to find seasonal workers, in part because of lack of available housing for them.

Not important at all      Of little importance      Of average importance      Very important      Absolutely essential

**5. Short-term rentals.** Weekly home rentals provide desirable options for vacationers but may impact neighborhoods and affect the supply of longer-term housing.

Not important at all      Of little importance      Of average importance      Very important      Absolutely essential

**6. Are there other housing issues you think need to be addressed in the near future?**



## 2018 Community-wide Goal Setting

### Economic Development Issues

**7. Keeping young adults in Boyne City.** Young adults bring new ideas and vibrancy to our community, but many of our high school and college graduates leave the area.

Not important at all      Of little importance      Of average importance      Very important      Absolutely essential

**8. Family supporting jobs.** Although the unemployment rate is low, we need more jobs with wages and benefits that can support a family

Not important at all      Of little importance      Of average importance      Very important      Absolutely essential

**9. Business diversity.** Our local economy benefits from manufacturing, tourism and retail businesses, but there is a need to attract a greater diversity of businesses in order to thrive and withstand economic downturns.

Not important at all      Of little importance      Of average importance      Very important      Absolutely essential

**10. Building sites for business expansion.** Businesses are interested in building new facilities in Boyne City, but there are only a few sites remaining in the City Industrial Park and other private parcels.

Not important at all      Of little importance      Of average importance      Very important      Absolutely essential

**11. Downtown vitality.** Boyne City's downtown is well known for its shops, restaurants and events. It draws visitors and residents alike. Keeping downtown vital requires continued public and private investment.

Not important at all      Of little importance      Of average importance      Very important      Absolutely important

**12. Medical marijuana.** Medical marijuana use was approved by Michigan's voters in 2008. Recent legislation allows municipalities to allow, or not allow, medical marijuana businesses. To date, the Boyne City Commission has not acted on this controversial issue.

Not important at all

Of little importance

Of average importance

Very important

Absolutely essential

**13. Are there other economic development issues you think need to be addressed in the next two years?**



## 2018 Community-wide Goal Setting

### Parks and Recreation

**14. Municipal marina expansion.** Boyne City's municipal marina is too small to accommodate seasonal and short-term demand. The waiting list for seasonal slips is very long. An expansion plan was developed but not yet fully implemented.

Not important at all      Of little importance      Of average importance      Very important      Absolutely essential

**15. Veteran's Park Pavilion.** Phases 1 and 2 of the Veteran's Park Pavilion renovation and expansion project is complete. Grants, donations and city funds will be needed for the next phases to enclose the pavilion for use during inclement weather and make other improvements.

Not important at all      Of little importance      Of average importance      Very important      Absolutely important

**16. New Open Space property.** The City's pending purchase of the new Open Space across from Family Fare is nearly complete. Grants, donations and city funds will be needed for sidewalks, lighting, benches and other improvements to make the park more enjoyable for residents and visitors.

Not important at all      Of very little importance      Of average importance      Very important      Absolutely essential

**17. Non-motorized paths and trails.** Efforts are continuing to fund and construct non-motorized paths connecting Boyne City to Charlevoix and Boyne Falls. New mountain bike trails at Avalanche Park are very popular. There is still need for additional and repaired sidewalks to increase walkability in the city.

Not important at all      Of little importance      Of average importance      Very important      Absolutely essential

**18. Waterfront development.** The Lake Charlevoix shoreline and the Boyne River are beloved by Boyne City residents and visitors. There is continued need to connect our waterfront parks with walkways and expand recreational opportunities.

Not important at all      Of little importance      Of average importance      Very important      Absolutely essential

**19. Water quality protection.** Boyne City is blessed with outstanding water quality. To keep our water clean requires continued improvements in stormwater management, preventing shoreline erosion and keeping harmful substances and invasive species out of the lake and river.

Not important at all      Of little importance      Of average importance      Very important      Absolutely essential

**20. Are there other parks and recreation issues you think need to be addressed in the next two years?**



## 2018 Community-wide Goal Setting

### Overall Issues

**21. Volunteers.** Boyne City is successful in large part because many residents volunteer to lead and help with our community events, festivals and projects. Recruiting new volunteers is a constant challenge.

Not important at all      Of little importance      Of average importance      Very important      Absolutely essential

**22. City finances.** City tax and state revenue sharing income has still not recovered to pre-Great Recession levels. This trend makes it more difficult to maintain services and make new investments to keep Boyne City moving forward.

Not important at all      Of little importance      Of average importance      Very important      Absolutely essential

**23. Maintaining momentum.** Boyne City is the envy of many Michigan cities. We have had great success in recent years increasing our population and creating economic opportunity. Maintaining the success is challenging. The community has to keep coming up with new ideas to stay ahead.

Not important at all      Of little importance      Of average importance      Very important      Absolutely essential

**24. Blight.** Boyne City is noted for its beauty and small-town appeal, but some residential and commercial properties in the city is unsightly and poorly maintained.

Not important at all      Of little importance      Of average importance      Very important      Absolutely essential

**25. Overall Perception.** Some items that may influence your perception of the City of Boyne City are listed below. Please rate each item on a scale of 1 to 5 where 5=Very satisfied and 1=Very Dissatisfied.

	Very Satisfied	Satisfied	Neutral	Dissatisfied	Very Dissatisfied	Don't know
Overall image of the City	<input type="radio"/>					
Overall value that you receive for your City tax dollars and fees	<input type="radio"/>					
Overall quality of City services	<input type="radio"/>					
The City as a place to live	<input type="radio"/>					
The City as a place to raise children	<input type="radio"/>					
The City as a place to retire	<input type="radio"/>					
Overall quality of life in the City	<input type="radio"/>					
Overall direction of the City	<input type="radio"/>					

**26. Are there other overall issues you think need to be addressed in the next two years?**



## 2018 Community-wide Goal Setting

### Priorities

**Which three issues from the lists you just viewed are most critical for Boyne City government to address in the next two years?**

27. Choose up to three (3)

- |  |   |
|--|---|
| <input type="checkbox"/> Affordable housing                    | <input type="checkbox"/> Blight                       |
| <input type="checkbox"/> Housing choices                       | <input type="checkbox"/> Municipal Marina expansion   |
| <input type="checkbox"/> Subsidized housing                    | <input type="checkbox"/> Veterans' Park Pavilion      |
| <input type="checkbox"/> Seasonal housing                      | <input type="checkbox"/> New Open Space               |
| <input type="checkbox"/> Short-term rentals                    | <input type="checkbox"/> Non-motorized trails / paths |
| <input type="checkbox"/> Keeping young adults in Boyne City    | <input type="checkbox"/> Waterfront development       |
| <input type="checkbox"/> Family-supporting jobs                | <input type="checkbox"/> Water quality protection     |
| <input type="checkbox"/> Business diversity                    | <input type="checkbox"/> Volunteers                   |
| <input type="checkbox"/> Building sites for business expansion | <input type="checkbox"/> City finances                |
| <input type="checkbox"/> Downtown vitality                     | <input type="checkbox"/> Maintaining momentum         |
| <input type="checkbox"/> Medical marijuana                     |   |

Other (please specify)



## 2018 Community-wide Goal Setting

### About you

**\* 28. I am a:**

- Full-time Boyne City resident (within the City limits)
- Seasonal Boyne City resident (within the City limits)
- Neighboring township resident (Wilson, Evangeline, Eveline, Melrose or Boyne Valley, etc.)
- Live somewhere else

**29. Are you a Boyne City business owner?**

- Yes
- No

*Thank you for taking the time to complete this survey and share your views. For more information please visit us at [www.cityofboynecity.com](http://www.cityofboynecity.com)*

## City of Boyne City Goal Setting Process

