

**Meeting of
February 17, 2014**

Record of the proceedings of the Boyne City Planning Commission meeting held at Boyne City Hall, 319 North Lake Street, on Monday, February 17, 2014 at 5:00 pm.

Call to Order

Chair MacKenzie called the meeting to order at 5:01 p.m.

Roll Call

Present: Jason Biskner (arrived at 5:02 pm), George Ellwanger, Jim Kozlowski, Jane MacKenzie, Lori Meeder, Tom Neidhamer, Aaron Place and Joe St. Dennis
Absent: Chris Frasz

****MOTION**

2014-2-17-02
Meeder moved, Ellwanger seconded, PASSED UNANIMOUSLY, a motion to excuse the absence of Frasz

Meeting Attendance

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

**Consent Agenda
MOTION

2014-2-17-03
St. Dennis moved, Meeder seconded, PASSED UNANIMOUSLY, a motion to approve the consent agenda; approval of the Planning Commission minutes from January 20, 2014 as presented.

**Comments on
Non-Agenda Items**

None

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

The Trail Town committee has met a couple of times, and will continue to do so. They are making progress.

Unfinished Business

None

New Business

Planning Director McPherson reviewed his report in the agenda packet. The Harborage Condominium Association is requesting approval for an amendment to an approved development plan for the construction of a new 30' x 40' storage building and to continue to use the property for outdoor storage of association seasonal boat trailers, located on the corner of Division St. and Second St. In the new site plan, they have indicated where additional trees will be planted to assist in blocking the view from the residential areas.

**Harborage Storage Facility
Development Plan Review**

Kozlowski - How did the current outside storage and trees happen without approval?

McPherson - Unknown, it is something that has occurred over the past 15 years or so, and now needs to be addressed.

Jim McIntyre is representing the Harborage - We would like the put up the additional building to clean up the property. We will be using it for storage that is currently kept outside. We will also continue storing homeowner seasonal boat trailers along the berms. We will not be storing any sort of landscape materials at this site.

MacKenzie - Will there be access to the new storage building from both ends through the roll up doors at each end?

McIntyre - We will extend the gravel drive to the front of the new building. The door in the back maybe eliminated or will be for an emergency exit and

convenience only. We have plans to remove the cedar trees that are next to the current building. The other larger trees will remain in place the new trees are planned for 30 ft apart, with staggered rows of 15 ft.; the building will be used for cold storage only; however, will have power.

St. Dennis – The only lighting at the doorway?

McIntyre – There will be service lights only on the exterior

MacKenzie – What color will it be?

McIntyre – As close to the existing building as possible, tan in color

McPherson – In this district, it calls for a 5:12 pitch roof, your plans indicate a 4:12 pitch, so that will need to be modified to meet district standards.

McIntyre – Ok, we will change the trusses.

****MOTION**

After board discussion, **motion by Neidhamer, seconded by Ellwanger**, to approve an amendment to the approved development plan with the following conditions: (1) roof pitch must be 5:12; (2) landscape to include 11 planned trees, spaced 30 ft apart in 2 rows staggered 15 ft apart on the Division Street side as shown on the site plan and installed before the end of the 2014 season; (3) outdoor storage limited to seasonal boat trailers for residents of the association only.

2014-2-17-7A

Roll Call:

Aye: Biskner, Ellwanger, Kozlowski, MacKenzie, Meeder, Neidhamer, Place and St. Dennis

Nay: None

Absent: Frasz

Motion Carries

Review Existing Land Use Profile for the Boyne City Master Plan

Planning Director McPherson reviewed the portion of the master plan titled “*Existing Land Use Profile*”. There are fewer and fewer places in the city that are available, and/or are buildable. Land has been expanded in the Industrial Park, and there has been some growth there the past couple of years. The board discussed various aspects and reviewed the existing map. The next step would be public input and participation, looking at possibly getting a consultant to assist with this process; to help identify goals and objectives.

Staff Report

- City staff will be doing interviews with four different consultants who submitted bids for the city facilities update. They will begin at 10:00 am tomorrow. After the interviews, a recommendation will be taken to the City Commission for consideration.
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Good of the Order

- What can be done with the dilapidated buildings in town through our ordinance? There are a few places in town that may qualify. McPherson – That process is quite intensive. A property maintenance code would be the best way to go. We currently do not have one, but could look at creating one.
 - Food Truck public discussions will be held on Tuesday, February 25th at 6:00 pm and Thursday, March 6th at 5:30 pm, both at the Community Room at the Boyne District Library.
 - The city is asking all residents on the city water system to run their water until further notice to assist with keeping the service lines and water mains from freezing.
 - Commissioners discussed the new flashing sign at the bowling alley. It falls under the jurisdiction of Wilson Township, and they do not have a sign ordinance; they are looking at creating one.
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Adjournment

The next meeting of the Boyne City Planning Commission is scheduled for March 17, 2014 at 5:00 pm in the Auditorium.

2014-2-17-10

St. Dennis moved, Place seconded, PASSED UNANIMOUSLY a motion to adjourn the February 17, 2014 meeting at 6:00 p.m.

****MOTION**



Jane MacKenzie, Chair



Pat Haver, Recording Secretary