

<b>Meeting of June 17, 2019</b>	Record of the proceedings of the Boyne City Planning Commission meeting held at Boyne City Hall, 319 North Lake Street, on Monday June 17, 2019 at 5:00 pm.
<b>Call to Order</b>	Vice Chair Ellwanger called the meeting to order at 5:01 p.m.
<b>Roll Call</b>	Present: George Ellwanger, Jim Kozlowski, Tom Neidhamer, Rose Newton, and Joe St. Dennis Absent: Aaron Place (arrived at 5:02 pm) and Jeff Ross
<b>Excused Absences **Motion</b>	<b>2019-6-17-02</b> <b>St. Dennis moved, Ellwanger seconded, PASSED UNANIMOUSLY</b> , a motion to excuse the absence of Ross
<b>Meeting Attendance</b>	City Officials/Staff: Planning and Zoning Administrator Scott McPherson and Recording Secretary Pat Haver Public Present: Two
<b>Consent Agenda **Motion</b>	<b>2019-6-17-03</b> <b>Newton moved, Neidhamer seconded, PASSED UNANIMOUSLY</b> , a motion to approve the consent agenda, the Planning Commission minutes from May 20, 2019 as presented.  Place arrived and the meeting was turned over to him at 5:03 pm
<b>Citizen comments on Non-Agenda Items</b>	
<b>Reports of Officers, Boards and Standing Committees</b>	None
<b>Unfinished Business</b>	
<b>New Business</b>	<b>St. Dennis moved, Newton seconded, PASSED UNANIMOUSLY</b> , to appoint Aaron Place as Chair of the Planning Commission
<b>Election of Officers</b>	<b>2019-6-17-7A.1</b> Roll Call: Aye: Ellwanger, Kozlowski, Neidhamer, Newton, Place and St. Dennis Nay: None Absent: Ross Vacancy: Two <i>Motion Carries</i>
<b>**Motion</b>	<b>St. Dennis moved, Neidhamer seconded, PASSED UNANIMOUSLY</b> , to appoint Jeff Ross as Vice-Chair of the Planning Commission
	<b>2019-6-17-7A.2</b> Roll Call: Aye: Ellwanger, Kozlowski, Neidhamer, Newton, Place and St. Dennis Nay: None Absent: Ross Vacancy: Two <i>Motion Carries</i>

**\*\*Motion**

**Kozlowski moved, St. Dennis seconded, PASSED UNANIMOUSLY,** to appoint George Ellwanger as Secretary of the Planning Commission

**2019-6-17-7A.3**

Roll Call:

Aye: Ellwanger, Kozlowski, Neidhamer, Newton, Place and St. Dennis

Nay: None

Absent: Ross

Vacancy: Two

*Motion Carries*

**Recommendation for Planning Commission appointments**

The board currently has 2 vacancies with Ken Allen, who chose not to run again when his term expired on 5-31-19 and Jason Biskner who resigned as he accepted a different job and will not be able to fulfill the remainder of his term which is to expire on 5-31-2020. There were 3 applications for consideration, Lawrence Chute, Adam Graef and Skylar MacNaughton. Adam sent along his apologies for not being in attendance, he had prior commitments. Larry Chute and Skylar MacNaughton were in attendance and Chute gave a brief presentation of his experience and willingness to serve on the board. After board discussion along with a question and answer period, **motion by Ellwanger, seconded by St. Dennis** to recommend to the City Commission Larry Chute to fulfill the remainder of Biskner's term to expire on 5-31-2020

**\*\*Motion**

**2019-6-17-7B.1**

Roll Call:

Aye: Ellwanger, Kozlowski, Neidhamer, Newton, Place and St. Dennis

Nay: None

Absent: Ross

Vacancy: Two

*Motion Carries*

**Motion by Place, seconded by Newton** to recommend to the City Commission, Skylar MacNaughton to fill the 3 year term vacancy on the Planning Commission to expire on 5-31-2022

**\*\*Motion**

**2019-6-17-7B.2**

Roll Call:

Aye: Ellwanger, Kozlowski, Newton, Place and St. Dennis

Nay: Neidhamer

Absent: Ross

Vacancy: Two

*Motion Carries*

**Review City Goals High Priority Action Item**

Planning Director McPherson reviewed his staff report in the agenda packet. The Commission is to review the zoning ordinance and master plan with the intention of eliminating unnecessary barriers to providing needed housing options, especially for families and workers. Staff was tasked with a preliminary review of the ordinance and plans and identified barriers to the housing shortage and provided a list to this commission to start discussions and to focus on defining potential amendments that could be adopted. The list was not comprehensive nor was it an indication of what should be adopted, but a starting point for discussion. Chair Place facilitated discussion of the various district articles of the zoning ordinance and the potential amendments outlined by staff. Some of the ways that were identified to help alleviate shortages could be by changing some conditional uses to use by right; increasing density, decreasing

minimum lot areas and changing setbacks. One portion staff felt was very confusing and would benefit from a total re-write is Article XVIII Open Space Community Option. Another area would be Article XXIV Parking Requirements. It currently has in residential parking 2 spaces per dwelling and 1 ½ spaces per 1 bedroom and efficiency. As discussed in previous meetings this was the amount of parking required, which was felt to be excessive. Based on the comments and recommendations by this commission, staff will draft language for amendments. He would like to have all of the amendments go to the City Commission at one time for ease of timing and cost.

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**Staff Report**

- The second part of the Medical Marijuana webinar series will be held on Thursday, June 20<sup>th</sup> from 3 to 4:30 pm at City Hall; all are invited to attend
- The Boyne City to Boyne Valley trail appropriations have been received and all of the necessary easements have been obtained
- The status of the completion of the Boyne City to Charlevoix trail is unknown

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**Good of the Order**

- A question was asked about all of the concrete piping along M75 heading towards Boyne Falls. These are the concrete pipes for the sewer improvements at Boyne Mountain.

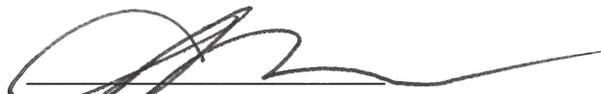
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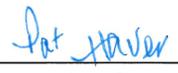
The next regular meeting of the Boyne City Planning Commission is scheduled for Monday, July 15, 2019 at 5:00 p.m.

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

**2019-6-17-10**

**Newton moved, Neidhamer seconded, PASSED UNANIMOUSLY** a motion to adjourn the June 17, 2019 meeting at 6:37 pm

  
Chair Aaron Place

  
Recording Secretary Pat Haver