



City of Boyne City

Founded 1856

319 N. Lake Street

Boyne City, Michigan 49712
www.cityofboynecity.com

Phone 231-582-6597
Fax 231-582-6506

AGENDA

BOYNE CITY PLANNING COMMISSION

Monday April 15, 2019 5:00 p.m.
Boyne City Hall



Scan QR code or go to
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 March 18, 2019 Boyne City Planning Commission meeting.

4. Hearing Citizens Present *(Non-Agenda Items)*
5. Reports of Officers, Boards, Standing Committees
6. Unfinished Business
 - A. Alley Vacation Request from Richard Wright
 - B. Recommendation for Planning Commission Appointment
7. New Business
 - A. Preliminary Review Boyne City Surgery Center
 - B. Preliminary Review 100 N. Lake Street
8. Staff Report
9. Good of the Order
10. Adjournment – Next Meeting May 20, 2019

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

An Equal Opportunity Provider and Employer
Hometown Feel, Small Town Appeal

Approved:

**Meeting of
March 18, 2019**

Record of the proceedings of the Boyne City Planning Commission meeting held at Boyne City Hall, 319 North Lake Street, on Monday March 18, 2019 at 5:00 pm.

Call to Order

Chair Place called the meeting to order at 5:00 p.m.

Roll Call

Present: Ken Allen, Jason Biskner, Tom Neidhamer, Aaron Place and Jeff Ross
Absent: George Ellwanger, Jim Kozlowski and Joe St. Dennis
Vacancy: One

Excused Absences

2019-3-18-02

****Motion**

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

Meeting Attendance

City Officials/Staff: Planning and Zoning Administrator Scott McPherson, City Manager Michael Cain, Assistant Police Chief Kevin Spate and Recording Secretary Pat Haver
Public Present: Twenty four

Consent Agenda

2019-3-18-03

****Motion**

Ross moved, Allen seconded, PASSED UNANIMOUSLY, a motion to approve the consent agenda, the Planning Commission minutes from February 18, 2019 as presented.

**Citizen comments on
Non-Agenda Items**

Lesley Pritchard: Walloon Lake – Regarding the comments from the previous meeting, I did not get an answer about the possible error of the date for the second reading of the height amendment that was a part of your minutes, the date given was February 19, 2018, was this an error? Staff will investigate and get back with her.

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

The Boyne Housing Solutions group will hold its next meeting on Wednesday, March 20, 2019 at 1:00 pm at City Hall; all are encouraged to attend as Sarah Lucas will be the presenter.

**Unfinished Business
Development Plan
Review at 216 N. Lake
St.**

Planning Director McPherson gave a brief review of last month's meeting in which this plan was brought before the board for review and consideration and began working through the checklist for the TRD development requirements and stopped at the parking requirements as a motion was placed on the floor to reduce the requirements by 20% and was defeated and then a motion was made to waive the additional parking requirements of 10 spaces and failed for a lack of a second. A motion was then made to postpone further review of the site plan to give the applicant an opportunity to review their decision. Since that time, 2 site plans have been submitted; the first showing a 1 story structure for a dental office with 21 parking spots, and the second they have resubmitted the 3 story option with the addition of the dumpster and 21 spaces. The applicant and consultants are requesting a consideration of both plans so it would give them options of which plan to pursue. As there was a lot of discussion on parking, and staff was asked to check into and review our requirements, a review of other municipalities was done and found that their requirements were much lower than our standards for parking for this type of use. The 10 other municipalities required between 7 and 9 spaces, and used a variety of formulas to come up with those numbers. Given the numbers that were provided from other municipalities, it gives this board information for reconsideration of the number of adequate parking for this particular use as a dental office. As proposed the one story plan meets all of the zoning ordinance

standards and no discretionary approval is needed, however, there maybe a couple of architectural details to be looked at.

Jim Malewitz: engineer for applicant – My client prefers and wants to pursue the 1 story dental office at this time, however, would like to keep options open for the 3 story development after additional internal discussion and consideration. This 1 story plan has 21 parking spots without any car ports, and there is now green space, which has been added. A pedestrian entrance needs to be on a major street, so we will be putting in a sidewalk on the Lake Street side; we will also have false windows to meet the requirements of windows on the north side. A dumpster with enclosure at the SE corner with access off of the alley has been added. We have met the landscaping requirements and the lighting, when it is submitted, can be approved administratively.

Public Hearing opened at 5:15 pm

Michael Cain: City Manager, 852 Deer Run Dr. – (Received and filed a hand out given to each Commissioner with excerpts from the 2006 Waterfront Master Plan and the 2016 Boyne On the Water Plan to looked at during his time before the board). Gave a brief history of how the development went initially from a 1 story dental office, to a 3 story mixed use structure. Both the Main Street Design Committee and the Planning Commission considered initially the 1 story site plan at previous meetings, and made a suggestion to the architect and engineers retained by the owner to see if they would consider putting in additional floors for housing options. The 2006 Waterfront Master Plan and the 2016 Boyne on the Water Plan promotes the mixed uses for facilities on the east side of Lake Street between the Boyne River and Vogel Street, in order to create density, in those areas best suited in the city, to expand the walkability of the community, and expand more commercial and residential spaces while minimizing the impacts on the Lake Charlevoix views. This last year we requested and had a parking study conducted and had discussion in public meetings from the public, businesses and outside consultants. This study shows that there is a surplus of parking spaces, we just need to manage them better. The findings encourages shared uses of existing spots which coincides with the findings of the 2015 Master Plan update and the 2018-2019 city-wide goals. There were multiple meetings held asking for suggestions and recommendations for the goals of the city, and had over 500 people respond to the request with their top priorities and the goals that were most important to them, such as increased housing availability, keeping Boyne City's economy strong and resilient and protecting Lake Charlevoix and the Boyne River were among the top goals. Before you today are two different plans, and city staff believes that both are viable, and would like to see the Planning Commission approve both plans, and staff fully support the 3 story plan as presented.

Skylar MacNaughton: 112 W. Division St. – We need to give both plans a chance.

Scott MacKenzie: 847 W. Division St. – Apologized to both the engineer/architect and owners as we encouraged them to look at the possibility of additional floors above for housing, at an additional expense to them. I strongly encourage the board to look at and approve both options. Boyne has always been progressive in the ways to solve a lot of different kinds of problems, both real and perceived, as in the current parking issues.

Ward Collins: 1209 Wildwood Heights Rd. - I have been involved in the various housing meetings, and there is a dire shortage of housing in town, which necessitates multiple uses. The recent parking study shows that there is plenty of parking, so urge you to take into consideration the public parking available and the requirements for the buildings.

Lesley Pritchard: 361 Wildwood Ridge Trail - I think parking is an issue, if we continue to encourage shared parking and reallocate the excess how long will that excess exist? The 504 people who participated isn't representative of the community's vision. In 2006 we had different visions for developments, especially the height. I love

the greenspace in this plan, exterior designs in question hopefully will be resolved. I feel that the passion in the room that was expressed at the last meeting was in no way intended to offend the owner or architects.

Joel Schraw: 116 Water St. – I represent Parkview Dentistry in the acquisition of this property and transition of their thriving business to a larger building. The direction from various sources to consider residential space above the office was helpful, however, not sure the proposed spaces would necessarily fill the need for affordable housing, but it will fill a niche for housing. Right now, we are looking at expanding the facilities for the growth of the dental practice. Ask that this commission approve the plan before you tonight, and see fit to approve the other proposed plan, as well.

Adam Graef: 1296 Marshall Rd. – Dr. Larsen did not have to come before the Main Street Design Committee, she did and as she is a part of the community, she listened to our suggestions. Height wasn't an issue, as I thought it would be, it was all about the parking. You are never going to fill all of the parking spots that we have at the same time during the day. I do believe we do need affordable housing, but don't feel like we should hold investors/developers to our mercy when they are buying premium property.

Kim Akin: Chamber Executive Director 5778 W. Emery Road in Prudenville – I have worked here since December, and we are going to have to build, as attainable housing is not available. Affordable housing is important, but so is attainable housing. I think both plans should be considered. I just hope that we are not discouraging other developers from looking at our town.

Rose Newton: 214 State St. – I am a local relator and have heard the needs from full time residents, those in the middle class and extravagant 2nd homes with water views. This project is a great opportunity for the previously presented 3 story plan, which is perfectly in line with the 2006 Master Plan and goals.

Public Hearing closed at 5:38 pm

Board Discussion on the one story plan as presented

Place – I feel that the single story plan fits all the criteria of the zoning ordinance requirements

Neidhamer – With the findings that are already in writing from staff. **Place** – Yes.

Neidhamer – If it meets all criteria, we are obligated to pass it? **Place** – Absolutely

McPherson – There were a couple of items that were noted by Mr. Malewitz, the window glazing that would be corrected and entry way would be taken care of.

Place – It would be accepting with the findings and the changes that we made that are approved by staff.

With no further board discussion, **motion by Ross, seconded by Allen** to approve the single story plan as presented in accordance with the findings of fact and with amendments approved by staff.

****Motion**

Roll Call:

2019-3-18 6.1

Ayes: Allen, Biskner, Neidhamer, Place and Ross

Nays: None

Absent: Ellwanger, Kozlowski and St. Dennis

Abstain: None

Vacancy: One

Motion Carries

The board now moved onto the consideration of the 3 story mixed use development that was presented last month. Overall the location is the same as presented in February and there is not much that has changed in the plans. The carport size has decreased, green

space has been added, and a dumpster with an enclosure has been added to the SE corner of the property with access from the alleyway, providing 21 parking spaces available for the development. Looking at the required number of parking spots of 10 surrounding municipalities, our requirements are almost double of those, so in retrospect having 8 spaces allotted for a dental office would not be unreasonable, while continuing to require 12 spaces for the residential units and 4 spots for the commercial space, for a total of 24 spots. The proposed plan includes 21 spaces, recognizing the 4 available spots across Lake Street, that have historically been utilized when the property was a restaurant, and the available spots in the city hall parking lot, also across the street.

Public Hearing opened at 5:45 pm

Skylar MacNaughton: 112 W. Morgan St. – With this layout, snow will have to be removed from the compound? **Malewitz** – yes

Monica Kroondyk: 513 Groveland St. – Encourage you to review the parking study, which does a fabulous job of addressing the parking needs, this is from a 3rd party consulting firm and it is a very valuable tool to use.

Scott MacKenzie: 847 W. Division St. – I believe this 3 story mixed use plan is an appropriate use; it will increase tax revenues, look at the other communities and take the reduced parking into consideration, it fits in with neighboring designs and meets our criteria of our various Waterfront and Master Plans.

Lesley Pritchard: 361 Wildwood Ridge Trail – The parking concerns haven't changed since last month, are they faulty parking issues, do not reduce our requirements based on other communities. I don't see where the numbers add up, are you considering using this private parking for off hours? I don't believe the owner would want that. This will not be affordable housing, be mindful you are not solving the affordable housing issues with this development.

Ward Collins: 1209 Wildwood Heights Rd. – This location is way too valuable for a single story building, multiple mixed use is appropriate, the parking concerns have been addressed, as there is a lot of available public parking.

Michael Cain: City Manager, 852 Deer Run Dr. – The handout from earlier applies to the 3 story development as well. We have housing shortages of all varieties, affordable and attainable housing is not available, and we need housing at all levels. This will help address one of the housing issues we have. We have, for a long time, encouraged shared parking, no one is being asked to give up their private parking for anyone else's use. As the independent study shows, we have a surplus of parking not only in the core downtown area but the outlying areas as well, there is public parking available directly across the street from this location, that has historically been used by the old restaurant, and at city hall. You are not setting any precedents, you are doing your job by looking at the presented facts and analyzing them on a case by case basis, verified by a third party consultant who came in and determined we do not have a shortage, maybe if we have additional developments, we will need to look at it in the future. Take a look based on the provided information, our community wide studies, and outside experts in these areas, look at what they say and use these tools to determine the outcome of this plan.

With no further comments, public hearing was closed at 5:54 pm
Board Discussion on the 3 story multi use development

Place – We have talked in the past about the parking regulations within Boyne City being somewhat skewed in a strange way. Any existing business would need more parking based on our current requirements if they were to build today.

McPherson – The zoning ordinance recognizes that parking downtown there are other factors to consider such as availability, compatibility and shared uses. The ordinance

has a tool allowing the planning commission the discretion to consider those factors and give relief if merited. This is one of those cases. Given our analysis of what our requirements are and those based on a lot of other municipalities, a strong argument can be made that our requirements for a dental office exceed almost double of what we should require. The ordinance also has a section that you can't create too much parking. You are not allowed to create 20% more parking than you are required to have. There is a very valid case to be made to grant relief, with consideration of nearby public parking they could use.

Place – The formula of other communities is very interesting on how it is determined.

Ross – We are remiss if our ordinance is this flawed and we don't do something about it. I made my decision based on the zoning ordinance the way it is written, as I did not feel that it was enough of a mixed use property, and it called for 16 spaces for the office. I agree with the assessment that we maybe way over, but it is our responsibility to fix the ordinance if it is flawed. I'm willing to reconsider my position based on the information provided, as long as we make the commitment to revisit the ordinance and try to fix it. There may be some potential of additional parking on North Street, which would be a huge asset if the community is willing to go forward with that, and if the city takes a look at this possibility.

Neidhamer – I am in full support of doing the math to make the parking work.

McPherson – The ordinance stipulates the commission can reduce or waive as much parking as you see fit, and approve the 21 spaces as adequate for this project as proposed.

Place – The 21 spaces does include the 2 spaces for each living unit and one for the commercial space recognizing the availability of public parking close by?

Biskner - Is there anything in the parking ordinance sections, that as the years pass and properties change from one use to another, how is the parking allotted?

McPherson – It is determined on a case by case basis depending on the use. For example, when Stiggs bought the railroad building, the new use had different needs and intensity, and the commission determined the available public parking in the area was sufficient, so they were not required to provide additional parking. This case, and any other development is determined this way.

Biskner - My position is if we change things for this property, why wouldn't we change for someone else? We can't continue to do that.

McPherson – There are tools in the ordinance for exactly these types of considerations. It gives you parameters to make your decisions. It is not a decision without rationale. Each case you have the ability to consider the individual factors and make your decision. Each are on their own merits and its own facts, and does not influence any future developments.

Allen – Given the additional information from other communities, I feel those numbers are more realistic for this office use.

With no further board discussion, **motion by Allen, seconded by Neidhamer** to reconsider the parking requirements for this development and to proceed as presented with 21 parking spots.

Roll Call:

2019-3-18 6.2

Ayes: Allen, Neidhamer, Place and Ross

Nays: Biskner

Absent: Ellwanger, Kozlowski and St. Dennis

Abstain: None

Vacancy: One

Motion Carries

The board now finished reviewing the remainder of the site plan requirements. Coordination will be need to be done with the DPW and the Water/Wastewater departments if the sewer and sanitary line is relocated, so it can be done when Lake Street is being upgraded, so as not to have to cut into a new street.

****Motion**

With no further board discussion, **motion by Neidhamer, seconded by Allen** to approve the 3 story mixed use site plan as presented based on the findings of fact with support of the motion for the parking along with the previously discussed changes, coordination with city staff if the utilities are to be relocated, and accept the dumpster and enclosure as presented.

Roll Call:

2019-3-18 6.3

Ayes: Allen, Neidhamer, Place and Ross

Nays: Biskner

Absent: Ellwanger, Kozlowski and St. Dennis

Abstain: None

Vacancy: One

Motion Carries

Because Commissioner Ross left the meeting at 6:13 pm, the remaining items on the agenda will be moved to the next Planning Commission meeting.

The next regular meeting of the Boyne City Planning Commission is scheduled for Monday, April 16, 2019 at 5:00 p.m.

2019-3-18-10

With Ross leaving the Planning Commission is now without a quorum, so the March 18, 2019 meeting was adjourned at 6:13 pm

Adjournment

Chair Aaron Place

Recording Secretary Pat Haver

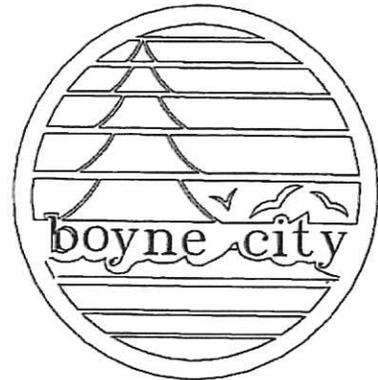
CITY OF BOYNE CITY

To: Chair Aaron Place and fellow Planning Commissioners

From: Scott McPherson, Planning Director

Date: March 18, 2019

Subject: Application for alley vacation



Background

An application for the vacation of a public way has been submitted by Richard Wright 920 Edmund Street. He is requesting the portion of the alley between Edmund and Division, 132' west of Hull be vacated. The alley as platted provided access between Hull Street and Houghtlin Street, however the alley is now a dead end as Houghtlin Street and the westerly 66 feet of the alley have been previously vacated. The portion of the alley that is proposed to be vacated is 16.5 wide and 198 feet in length. The alley is undeveloped and is not maintained by the City and no City utilities are located in the alley. The proposal has been reviewed by City staff and no future need of the alley for access or city infrastructure is anticipated.



Process

Before an alley can be vacated by the City Commission a recommendation on the proposed vacation request from the Planning Commission is required.

Action

Review the proposed request and make a recommendation to the City Commission

Proposed Property Vacation Is In the Public Interest

Currently the undeveloped alley abutting the properties in this petition is a no-man's land. Years of City maintenance neglect compounded by a lack of no personal pride of ownership has yielded a narrow strip of land posing safety, land management and aesthetic concerns for the City of Boyne City and the adjacent land owners.

Public safety overrides all other property vacation concerns. Unattended to for several decades evergreen trees on the property considered for vacation are adjacent to Consumer's Energy power poles. Those trees now completely engulf the poles, transformers and power lines. Additionally the property under consideration is one block from the shore of Lake Charlevoix and completely exposed to gusty prevailing west winds. Left unattended to, the potential for an electrical disruption by felled trees and branches cannot be ignored. Beyond posing a power loss inconvenience to the adjacent home owners', fire safety precautions through prudent City land management must rule. With property vacation and private land ownership power line and fire safety concerns are mitigated. The burden for primary land management and safety concerns shifts from the City of Boyne City to those persons who, for reasons of ownership, have the incentive for careful landscaping and prudent land management.

Some portions of the City owned property is clearly visible from Division Street and is characterized by a steep escarpment. Although the current adjacent property owner has made attempts to control soil erosion those attempts are metered by the cost of landscaping City owned property at private citizen expense. Following City property vacation Boyne City Citizens will enjoy an aesthetically pleasing view of that area from Division Street. Guided by professional landscaper advisement, prudent owner plantings will net a greater Boyne City public appeal.

The west end of the proposed alley was previously vacated. No through traffic is possible. Granting the petitioners request underscores the City's commitment to ethical and responsible local government.

No Property Will Be Denied Direct Access

The City of Boyne City, citizens and property owners will not suffer direct property access when the City vacates the property in this petition.

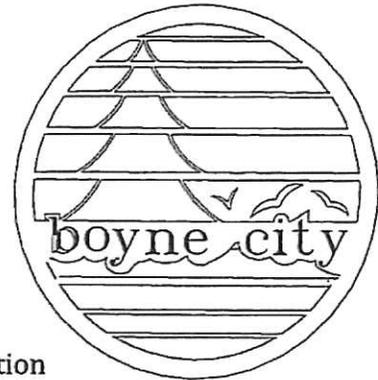
The following properties; 23 and 29 – Tullar, 24 Williams, 25 Duggan and 26 Zahn currently and after property vacation will access their property directly from Division Street.

Properties 31 and 32 will directly access their property from Edmund Street.

Ref. Charlevoix County Equalization Department, City of Boyne City, Sheet 4-15, dtd. March 1985

CITY OF BOYNE CITY

To: Chair Aaron Place and fellow Planning Commissioners
From: Scott McPherson, Planning Director
Date: March 18, 2019
Subject: Planning Commission Appointment Recommendation



Background Information

There is currently a vacancy on the Planning Commission for a term ending on May 31, 2021.

Process

The procedures for the appointments to the planning commission are regulated by Ordinance A - 21. The ordinance stipulates that planning commissioners are appointed by the Mayor subject to the majority vote of the City Commission. In accordance with past practice the Planning Commission makes recommendations on planning commission appointments prior to submission to the City Commission for appointment. Applicants for the vacancy all have been invited to the meeting to meet and speak with the planning commission.

CITY OF BOYNE CITY

319 North Lake Street Boyne City, MI 49712 (231) 582-6597



BOARD MEMBER APPLICATION

The City understands you are interested in becoming a member on one of the City Advisory Boards/Commissions. We appreciate your interest and future dedication to Boyne City. In order for the City to have information on file as reference when the next board has an opening, we ask you please complete the following and return to City Hall.

Name: ADAM GRAEF
Address: 1296 MARSHALL ROAD BOYNE CITY, MI 49712
Telephone: 317.840.0077 (daytime) SAME (evening)
Email: ADAMGRAEF@MAC.COM
Occupation: BUSINESS OWNER

Please check any Advisory Board or Commission you may be interested in.

- | | |
|---|---|
| <input type="checkbox"/> Airport Advisory Board | <input type="checkbox"/> Economic Development Corporation |
| <input type="checkbox"/> Historical Commission | <input type="checkbox"/> Main Street / DDA Program |
| <input checked="" type="checkbox"/> Planning Commission | <input type="checkbox"/> Parks and Recreation Commission |
| <input type="checkbox"/> Board of Review | <input type="checkbox"/> Housing Commission |
| <input type="checkbox"/> Local Development | <input type="checkbox"/> Zoning Board of Appeals |
| <input type="checkbox"/> Finance Authority | <input type="checkbox"/> District Library Board |
| <input type="checkbox"/> Historic District Commission | |

Reason(s) you wish to serve:

I want to serve the community I have decided to make home. I believe in the strategic planning of use of space for positive long term community effects. The compromise of budget and design is essential in attracting business investment, while still maintaining the look and feel of Boyne City.

Other community or civic service activities:

BOYNE CITY DESIGN COMMITTEE CHAIR

GAYLORD DMA, CHAMBER, AND ROTARY MEMBER

Signature

Date 3.14.19

CITY OF BOYNE CITY

319 North Lake Street Boyne City, MI 49712 (616) 582-6597



BOARD MEMBER APPLICATION

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See reverse for a list of Boyne City Advisory Boards or Commissions, term of appointment, and meeting schedule.

Name: Skylar MacNaughton

Address: 112 West Morgan

Telephone: 231-675-2659 (daytime) _____ (evening)

Occupation: Local Handyman/Artist

Please check any Advisory Board or Commission you may be interested in.

- | | |
|--|---|
| <input type="checkbox"/> Airport Advisory Board | <input type="checkbox"/> Economic Development Corporation |
| <input type="checkbox"/> Historical Commission | <input type="checkbox"/> Downtown Development Authority |
| <input checked="" type="checkbox"/> Planning Board | <input type="checkbox"/> Parks and Recreation Commission |
| <input type="checkbox"/> Board of Review | <input type="checkbox"/> Housing Commission |
| <input type="checkbox"/> Local Development | <input type="checkbox"/> Zoning Board of Appeals |
| <input type="checkbox"/> Finance Authority | <input type="checkbox"/> District Library Board |

Reason(s) you wish to serve: I was born and raised in Boyne City and would like to join the Planning Board. As a member of the Boyne Community, I'd like to be informed and become more involved with long-term planning for Boyne City

Other community or civic service activities: I donate some time at Boyne Concord, just using my skills as a handyman to help with what they need - done on and around the school grounds

Signature: [Handwritten Signature] Date: 3-12-19

CITY OF BOYNE CITY

319 North Lake Street

Boyne City, MI 49712

(231) 582-6597



BOARD MEMBER APPLICATION

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Name: Rose Newton

Address: 214 State Street, Boyne City MI

Telephone: 231.631.0142

Email: Rose.Newton@Alpine45.com

Occupation: Realtor

Please check any Advisory Board or Commission you may be interested in.

- | | |
|--|---|
| <input type="checkbox"/> Airport Advisory Board | <input type="checkbox"/> Economic Development Corporation |
| <input type="checkbox"/> Historical Commission | <input type="checkbox"/> Main Street / DDA Program |
| <input checked="" type="checkbox"/> Planning Commission | <input type="checkbox"/> Parks and Recreation Commission |
| <input type="checkbox"/> Board of Review | <input checked="" type="checkbox"/> Housing Commission |
| <input type="checkbox"/> Local Development | <input type="checkbox"/> Zoning Board of Appeals |
| <input type="checkbox"/> Finance Authority | <input type="checkbox"/> District Library Board |
| <input type="checkbox"/> Historic District Commission | |

Reason(s) you wish to serve:

I wish to serve in part with my other volunteer work for Boyne City because it is my personal belief and conviction to serve others and my community to lead a fulfilled life. After sitting in on the recent meeting and learning of the vacancy on the planning commission I believed that I could help to be objective and fact-based in helping make tough decisions for the community and would additionally like to help with the framework of a new Master Plan for Boyne City

Other community or civic service activities:

Boyne City Rotary, Create: Community Arts Center of Boyne City, Raven Hill Discovery Center, recently offered to assist Boyne City Music Department as well. Also renovating 114 E Main Street and learning a lot about rehabilitating Boyne properties in line with my profession.

Signature _____ Date 02/20/2019

CITY OF BOYNE CITY

319 North Lake Street Boyne City, MI 49712 (231) 582-6597



BOARD MEMBER APPLICATION

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Name: ROBERT D. WEICK
Address: 600 CALL STREET, Boyne City, MI 49712
Telephone: (402) 639-0450 (daytime) SAME (evening)
Email: rdweick@gmail.com
Occupation: CONSULTANT (ENGINEER)

Please check any Advisory Board or Commission you may be interested in.

- | | |
|---|--|
| <input type="checkbox"/> Airport Advisory Board | <input checked="" type="checkbox"/> Economic Development Corporation |
| <input type="checkbox"/> Historical Commission | <input type="checkbox"/> Main Street / DDA Program |
| <input checked="" type="checkbox"/> Planning Commission | <input checked="" type="checkbox"/> Parks and Recreation Commission |
| <input type="checkbox"/> Board of Review | <input type="checkbox"/> Housing Commission |
| <input type="checkbox"/> Local Development | <input checked="" type="checkbox"/> Zoning Board of Appeals |
| <input type="checkbox"/> Finance Authority | <input type="checkbox"/> District Library Board |
| <input type="checkbox"/> Historic District Commission | |

Reason(s) you wish to serve:
INTERESTED IN SUPPORTING THE COMMUNITY, GETTING INVOLVED WITH BUILDING AND IMPROVING THE LOCAL AREA, AND BECOMING CLOSER TO KEY ISSUES NEEDING RESOLUTION.

Other community or civic service activities:
CHAIR OF MICH. STATE UNIVERSITY SCHOOL OF PLANNING ADVISORY BOARD
BOARD MEMBER - MSU FOOD PROCESS INNOVATION CENTER

Signature: Date: 12-7-18

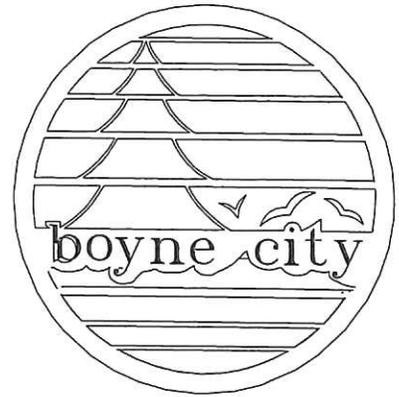
CITY OF BOYNE CITY

To: Chair Aaron Place, and fellow Planning Commissioners

From: Scott McPherson, Planning Director

Date: April 15, 2019

Subject: Boyne City Surgery Center 824 Moll St Preliminary Review



A request for a planning commission preliminary review meeting was received to discuss the proposed development plan for Boyne City Surgery Center located at 824 Moll Drive. Conceptual site plans and building plans have been provided for discussion.



April 9, 2019

Mr. Scott McPherson
Planning/Zoning Administrator
City of Boyne City
319 North Lake Street
Boyne City, MI 49712

Re: Boyne City SurgCenter – Preliminary drawings

Dear Mr. McPherson:

As requested, we have enclosed nine copies of 11”x17” preliminary drawings for the proposed Boyne City SurgCenter project located on lot 16 off Moll Drive in the industrial park. The drawings include an existing conditions site plan, preliminary site plan, preliminary floor plan, and preliminary elevations. These are being submitted for preliminary review and to give the planning commission an introduction to the project.

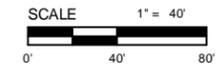
We will attend the planning commission meeting on Monday 4/15/19 to discuss the preliminary plans. We intend to submit a complete package closely following the ordinance submittal requirements for the May meeting.

If you have any questions, please let me know

Sincerely,

Darren Graham, P.E.
Project Manager
Gosling Czubak Engineering Sciences, Inc.
Enc.

CC: Jason Marnin, SurgCenter
Mike Eveler, Kadean Construction
Elizabeth Prancing, GCES



LEGEND

- ◊ BENCHMARK
- IRON FOUND
- IRON SET
- ⊙ MONUMENT FOUND
- ⊞ EXISTING TELEPHONE PEDESTAL
- EXISTING POST
- ⊕ EXISTING UTILITY POLE
- ⊕ EXISTING GUY ANCHOR
- ⊕ EXISTING UNDERGROUND MARKER
- ⊙ EXISTING MANHOLE (AS NOTED)
- EXISTING SIGN
- EXISTING ELECTRIC - OVERHEAD
- EXISTING FENCE
- LFO EXISTING FIBER OPTIC - UNDERGROUND

ZONING

PID - PLANNED INDUSTRIAL DISTRICT
 FRONT SETBACK - 50 FEET
 SIDE SETBACK - 25 FEET
 TOTAL OF TWO - 50 FEET

LEGAL DESCRIPTION: (PER WADE TRIM CERTIFICATE OF SURVEY #8012662-016)

A PARCEL OF LAND LOCATED IN THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 6, T32N-R5W, CITY OF BOYNE CITY, CHARLEVOIX COUNTY, MICHIGAN DESCRIBED AS FOLLOWS TO WIT: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 6; THENCE S20°44'49"W, 1118.17' ALONG THE WEST LINE OF SAID SECTION 6; THENCE S53°45'47"E, 476.85'; THENCE S36°04'36"W, 297.25' TO THE NORTHEASTERLY LINE OF STATE HIGHWAY M-75; THENCE ALONG SAID NORTHEASTERLY LINE OF M-75 FOR THE FOLLOWING THREE (3) COURSES: 1.) S22°53'48"E, 550.71'; 2.) N37°28'04"E, 20.00'; 3.) S52°53'48"E, 162.71' TO THE POINT OF BEGINNING AND THE SOUTHEASTERLY LINE OF MOLL DRIVE; THENCE ALONG THE SOUTHEASTERLY LINE OF MOLL DRIVE THE FOLLOWING TWO (2) COURSES: 1.) N37°10'13"E, 99.77'; 2.) 89.75' ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 233.00', A TANGENT OF 45.44', A LONG CHORD OF 89.18', BEARING N26°08'08"E; THENCE S85°41'51"E, 440.86'; THENCE S01°18'00"W, 548.03' TO THE NORTHERLY LINE OF STATE HIGHWAY M-75; THENCE N52°53'48"W, 661.87' ALONG SAID NORTHERLY LINE OF M-75 TO THE POINT OF BEGINNING, CONTAINING 4.16 ACRES, MORE OR LESS. SUBJECT TO COVENANTS, RESTRICTIONS, AND EASEMENTS CONTAINED IN THE DECLARATION OF DEED RESTRICTIONS, EASEMENTS, RIGHTS AND RESPONSIBILITIES FOR THE BOYNE CITY AIR INDUSTRIAL PARK PHASE II AS RECORDED IN THE CHARLEVOIX COUNTY REGISTER OF DEEDS, AND SUBJECT TO OTHER COVENANTS, RESTRICTIONS, EASEMENTS, AND RIGHT OF WAYS OF RECORD, IF ANY.

SURVEY NOTES

1. THIS TOPOGRAPHICAL MAP IS BASED UPON A FIELD SURVEY PERFORMED BY GOSLING CZUBAK ENGINEERING SCIENCES, INC. DURING APRIL, 2019.
2. BOUNDARY IS DEPICTED FOR INFORMATIONAL PURPOSES ONLY.
3. THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE SEARCH AND THEREFORE THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, RIGHT-OF-WAY TAKINGS AND RESTRICTIVE COVENANTS THAT COULD ENCUMBER THIS PARCEL OF LAND.
4. THE BEARING BASE AND COORDINATES OF THIS DRAWING ARE BASED UPON THE MICHIGAN STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83, INTERNATIONAL FEET, 2011 ADJUSTMENT. CONTROL WAS ESTABLISHED BY GPS OBSERVATION USING THE AVAILABLE MDOT CONTINUOUSLY OPERATING STATIONS (CORS).
5. THE VERTICAL DATUM OF THIS SURVEY IS BASED UPON NAVD 88. CONTROL WAS ESTABLISHED BY GPS OBSERVATION USING THE AVAILABLE MDOT CONTINUOUSLY OPERATING STATIONS (CORS).
6. THE UTILITY INFORMATION SHOWN ON THIS SURVEY IS SHOWN BASED UPON A COMBINATION OF RECORD INFORMATION AND FIELD MEASUREMENTS. THE SURVEYOR DOES NOT GUARANTEE THAT ALL UNDERGROUND UTILITIES ARE SHOWN AND/OR POSITIONED PROPERLY ON THIS DRAWING DUE TO AMBIGUOUS PLANS AND RECORDS PROVIDED TO US. THE INFORMATION SHOWN ON THIS DRAWING IS INTENDED TO BE USED AS A GUIDE FOR POSSIBLE UNDERGROUND UTILITY CONFLICTS. IT IS THE RESPONSIBILITY OF OTHERS TO RESOLVE THE ACTUAL LOCATION OF ANY UNDERGROUND UTILITY THROUGH THE MISS DIG FIELD VERIFICATION SYSTEM PRIOR TO ANY SITE EXCAVATION. CALL 811 OR 800-482-7171.

| No. | Date | Revision | By |
|-----|------|----------|----|
| | | | |
| | | | |
| | | | |
| | | | |

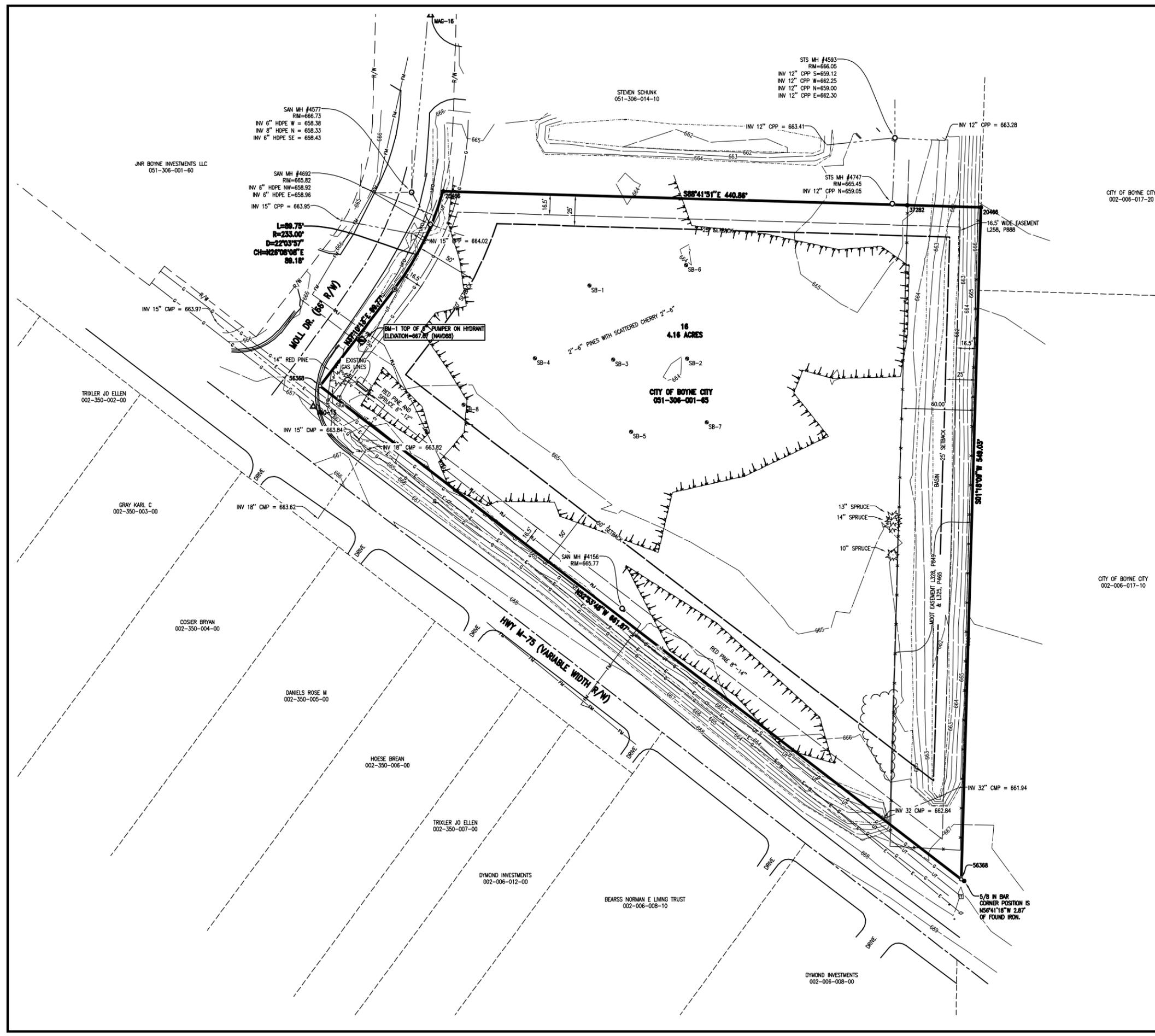
**EXISTING CONDITIONS
 NORTHERN MICHIGAN SURGICAL SUITES
 BOYNE CITY, MI**

| | |
|----------------|------------|
| Date Issued: | 04/08/2019 |
| Date Surveyed: | 03/06/2019 |
| Designed By: | DPG |
| Drawn By: | ERP |
| Checked By: | WCB |
| Scale: | AS NOTED |

Location:
 SECTION 6
 T32N-R5W
 BOYNE VALLEY TWP.
 CHARLEVOIX COUNTY, MI

Project Number:
 2019496001.01

Sheet:
C1



JNR BOYNE INVESTMENTS LLC
 051-306-001-60

SAN MH #4577
 RIM=666.73
 INV 6" HDPE W = 658.38
 INV 8" HDPE N = 658.33
 INV 6" HDPE SE = 658.43

SAN MH #4692
 RIM=665.82
 INV 6" HDPE NW=658.92
 INV 6" HDPE E=658.96
 INV 15" CPP = 663.95

L=88.75'
 R=233.00'
 D=22°03'57"
 CH=426°08'08"E
 88.18'

STEVEN SCHUNK
 051-306-014-10

STS MH #4583
 RIM=666.05
 INV 12" CPP S=659.12
 INV 12" CPP W=662.25
 INV 12" CPP N=659.00
 INV 12" CPP E=662.30

STS MH #4747
 RIM=665.45
 INV 12" CPP N=659.05

CITY OF BOYNE CITY
 002-006-017-20

TRIXLER JO ELLEN
 002-350-002-00

GRAY KARL C
 002-350-003-00

COSIER BRYAN
 002-350-004-00

DANIELS ROSE M
 002-350-005-00

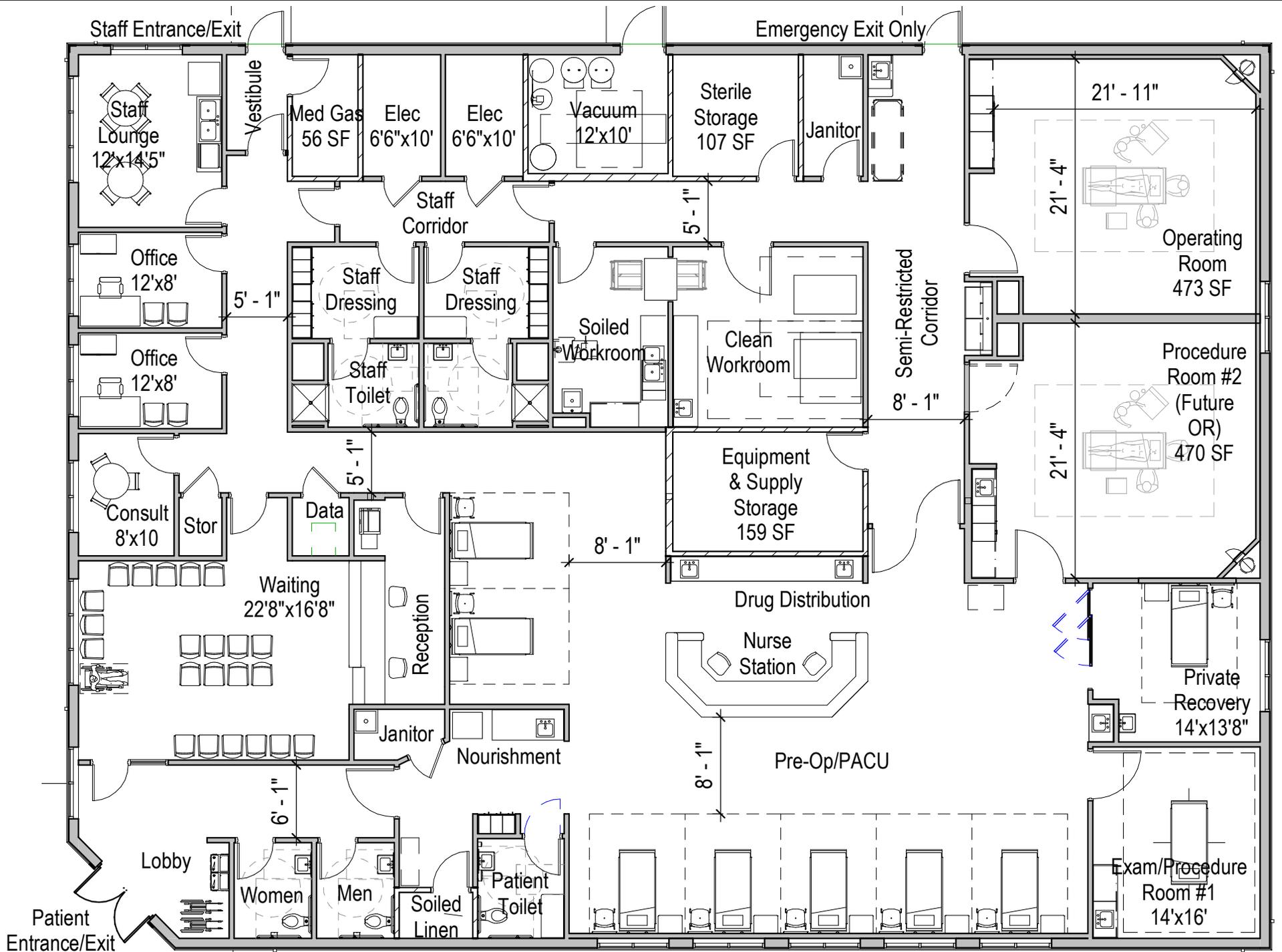
HOESE BREAN
 002-350-006-00

TRIXLER JO ELLEN
 002-350-007-00

DYMOND INVESTMENTS
 002-006-012-00

BEARSS NORMAN E LIVING TRUST
 002-006-008-10

DYMOND INVESTMENTS
 002-006-008-00

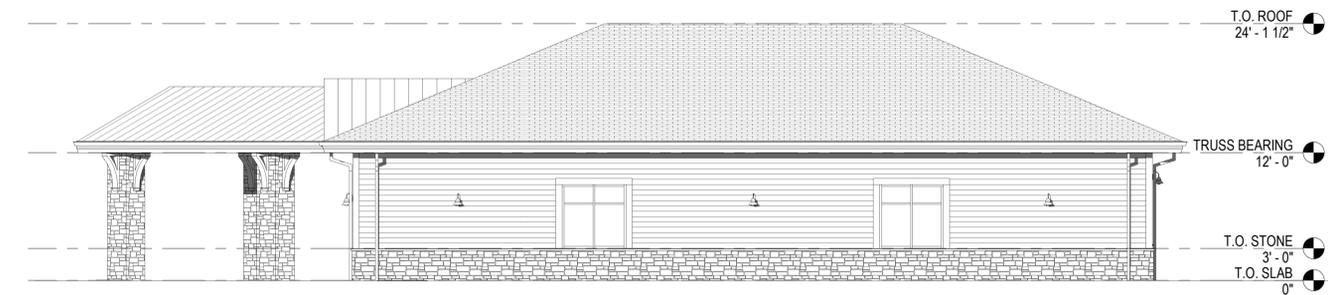




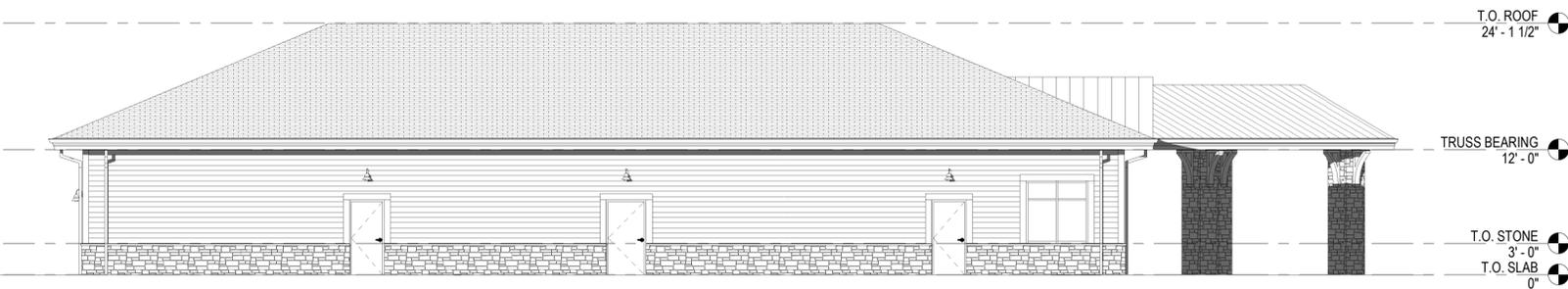
1 Exterior Elevation - West
1/8" = 1'-0"



2 Exterior Elevation - South
1/8" = 1'-0"



3 Exterior Elevation - East
1/8" = 1'-0"



4 Exterior Elevation - North
1/8" = 1'-0"

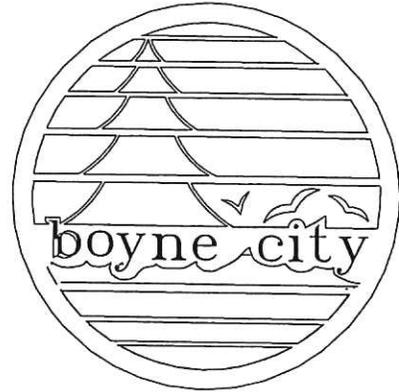
CITY OF BOYNE CITY

To: Chair Aaron Place, and fellow Planning Commissioners

From: Scott McPherson, Planning Director

Date: April 15, 2019

Subject: 100 N Lake Street Preliminary Review



A request for a planning commission preliminary review meeting was received to discuss the changes made to the proposed development plan for 100 N Lake Street project. Conceptual site plans and building plans have been provided for discussion.



15 April 2019

City of Boyne City
Attn: Aaron Place, Planning Commission Chair
319 North Lake St
Boyne City MI 49712

Re: Site Plan Review Application
100 & 120 Lake St N

Dear Mr. Place,

Please accept our submission packet for our pre-application conference at your regularly-scheduled Planning Commission meeting April 15, 2019.

This project is a mixed-use development on the corner of N Lake St and State St. We are proposing 9,025 square feet of retail space with 42 residential units of various areas and configurations above. The site includes 72 surface parking spaces and is complimented by high-efficiency site lighting.

This mixed-use building offers the Boyne City community high-quality residential housing, combined with convenient social amenities like shopping and restaurants and/or commercial space for businesses. Designed to follow zoning requirements and relate to the existing architectural context of Boyne City, you will notice that the exterior design has an enduring and fresh architecture that uses familiar materials and detailing. The placement of the proposed building establishes a more “walkable” framing of the street and the grade level is designed with space for potential outdoor dining and ample transparency for retailers.

Following approximately 6 months of pre-construction and design, construction for this exciting addition to the Boyne City community has an estimated duration of 12 months.

Thank you for your time,

A handwritten signature in black ink, appearing to read "M. Corby", with a period at the end.

Michael C. Corby, FAIA
Integrated Architecture
mcorby@intarch.com
616.574.0220



BOYNE CITY
LAKE STREET DEVELOPMENT

PRE-APPLICATION REVIEW
15 APRIL 2019

T A B L E . O F . C O N T E N T S

| | |
|-----------------------------------|-----|
| EXISTING SITE AERIAL_____ | 1 |
| PROPOSED SITE PLAN_____ | 2 |
| EXTERIOR IMAGES_____ | 3-4 |
| PROPOSED EXTERIOR ELEVATIONS_____ | 5 |



