JANUARY 8, 2019
REGULAR MEETING

RECORD OF THE PROCEEDINGS OF THE REGULAR BOYNE CITY COMMISSION MEETING DULY CALLED AND HELD AT BOYNE CITY HALL, 319 NORTH LAKE STREET, ON TUESDAY JANUARY 8, 2019

CALL TO ORDER

Mayor Neidhamer called the meeting to order at 7:00 p.m. followed by the Pledge of Allegiance.

Present: Mayor Tom Neidhamer, Mayor Pro-Tem Ron Grunch, Commissioners Hugh Conklin, Sally Page and Dean Solomon

Absent: None

Staff: Cindy Grice, Michael Cain , Scott McPherson, Kelsie King-Duff, Tim Faas, Jeff Gaither and Barb Brooks

Others: There were seven citizens in attendance.

CONSENT AGENDA MOTION

2019-01-001
Moved by Conklin
Second by Grunch

Approved the December 7, 2018 City Commission special meeting minutes as presented
Approved the December 11, 2018 City Commission regular meeting minutes as presented
Approved the recommendation of the Main Street Board to appoint Jodie Adams for a four-year term expiring 1/18/2023
Approved the recommendation of the Main Street Board to appoint Patti Gabos for a four-year term expiring 1/18/2023
Approved the recommendation of the Main Street Board to appoint Pat O'Brien for a one-year term to fill the remainder of Don Ryde's term, with the term to expire on 1/18/20
Approved the Boyne City Main Street to apply for a special event liquor license for Boyne Thunder for the dates of July 12 and 13, 2019 and the Boyne City Farmers Market Food Truck Rally for the date of July 18, 2019, both events to be held in Veteran's Park and authorize the City Manager to execute the documents
Approved to authorize the Michigan Main Street Program Community Requirements and Expectations Agreement-Master Level and authorize staff to execute the documents
Approved the recommendation of the Parks and Recreation Board to reappoint Mike Sheean for a four-year term expiring 12/31/2022
Approved the recommendation of the Parks and Recreation Board to reappoint Diane Sterling for a four-year term expiring 12/31/2022
Approved the recommendation of the Parks and Recreation Board to reappoint Lisa Alexander for a four-year term expiring 12/31/2022
Approval of the recommendation of the Parks and Recreation Board to reappoint Jo Bowman for a four-year term expiring 12/31/2022

Ayes: 5
Nays: 0
Absent: 0
Motion carried

CITIZENS COMMENTS

Don Smith inquired why Smith Street is not plowed. He is aware that it is not an accepted street but referred to various other unimproved streets and alleys that are being plowed. The matter was referred to staff.

CORRESPONDENCE

None

CITY MANAGERS REPORT

City Manager Cain reported:

- There are now nine homes connected to the West Michigan Water line extension
- The Grandview Annual Report is available in the City Clerk's office

REPORTS OF OFFICERS, BOARDS AND STANDING COMMITTEES

Draft minutes of the December 6, 2018 Main Street Board Meeting; the December 13, 2018 Parks & Recreation Commission; the December 17, 2018 Historical Commission Meeting; the December 17, 2018 Planning Commission Meeting and the November, 2019 Financial Statement were received and filed.

Zoning Ordinance Building Height Amendment

Consideration of a first reading for a proposed amendment to Section 20-10 and 20.20 of the Article XX Schedule of Regulations and Section 10.50(C) of the Article X Central Business District and Section 11.04(C) of Article XI Transitional Commercial District and schedule a second reading for February 12, 2019 or later.

Planning Director Scott McPherson discussed the review and discussion with the Planning Commission staff and has developed a draft amendment to address the issue of the stories limitation in regards to maximum building height. Currently the ordinance limits building height by a maximum number of stories or maximum number of feet in the Schedule of Regulation Sections 20.10 and 20.20, and in the Central Business District and Transitional Commercial District Development Requirements Sections 10.50(C) and 11.04(C) respectively. Per ordinance requirements when there are multiple regulations that can be applied the most restrictive controls.

The inclusion of the maximum number of stories in addition to the maximum number of feet for a building height has shown to be limiting factor for the types of buildings that can be constructed. As an example in the Central Business District a 3½ story building that is 45 feet in height is permissible by ordinance, but a 4 story building that is 45 feet in height is not. For your reference the ordinance definitions and associated graphics for building height and story have been provided.

Building Height: *The vertical distance measured from the established grade prior to any excavation or construction, to the highest point of the roof surface for flat roofs; to the deck line of mansard roofs and to the mean height between eaves and ridge for gable, hip and gambrel roofs. Where a building is located on sloping terrain, the height shall be measured from the lowest exposed point of a building to the highest point of the roof surface for flat roofs; to the deck line of mansard roofs and to the mean height between eaves and ridge for gable, hip and gambrel roofs.*

For roofs which are not symmetrical the mean height between the eaves and ridge will apply to the highest midpoint of all roof surfaces. When more than one type of roof is present in a building design, each type shall be considered separately, and no roof element shall exceed the height allowed for that particular roof type.

Story: *A portion of a building, other than a mezzanine, included between the surface of a floor and the upper surface of the floor next above, or if there is no floor above, then the space between the floor and the top of the ceiling joists or, where there is not a ceiling, to the top of the roof rafters.*

Story, Half: *A part of a building between a pitched roof and the uppermost full story, such part having a floor area which does not exceed one-half (2) of the floor area of such full story, provided the area contains at least two-hundred (200) square feet, with a clear height of at least seven (7) feet six (6) inches.*

While the current height limitation would have no impact on the currently allowed building's mass or visual appearance, it could significantly impact the functionality and efficiency of the structure. The change would be consistent with the master plan and the adopted goals of the City by more efficiently using available land and infrastructure and by providing the ability to create more usable space per building which could be used for more commercial space and/or additional housing units. Therefore it is being proposed that the story limitation be eliminated in Section 20.10 and 20.20 of the Article XX Schedule of Regulations and Section 10.50(C) of the Article X Central Business District and Section 11.04(C) of Article XI Transitional Commercial District as follows:

10.50 C.

Building Height. ~~Maximum height of all buildings shall be three (3.5) stories and forty-five (45) feet. All stories shall contain habitable commercial, office, or residential spaces. First floor height of all buildings shall be a minimum of twelve (12) feet.~~ New buildings must contain at least two (2) stories if the building is proposed for a corner lot or is adjacent to a multiple story building, unless the Planning Commission determines requiring a second story will not significantly enhance the character and appearance of the downtown.

11.04 C

~~Building Height. Maximum height of all buildings shall be two (2) stories and thirty (30) feet. All stories shall contain habitable commercial, office, or residential spaces. First floor height of all buildings shall be a minimum of twelve (12) feet.~~

Citizens Comments: None

Staff Comments: None

Board Discussion: All Commissioners are in agreement with moving forward with the second reading.

MOTION

2019-01-002
Moved by Solomon
Second by Conklin

Approved a first reading for a proposed amendment to Section 20-10 and 20.20 of the Article XX Schedule of Regulations and Section 10.50(C) of the Article X Central Business District and Section 11.04(C) of Article XI Transitional Commercial District and schedule a second reading for February 12, 2019.

Ayes: 5
Nays: 0
Absent: 0
Motion carried

FYE 2020 Budget Schedule

Review and approval of FYE 2020 Budget Schedule as proposed

Clerk / Treasurer Grice presented the FYE 2020 budget schedule. Commissioners requested to add an additional session prior to the work session to review what would be in the proposed budget.

MOTION

2019-01-003
Moved by Neidhamer
Second by Conklin

To approve the budget schedule as presented while adding an additional budget meeting prior to the budget review work session.

Ayes: 5
Nays: 0
Absent: 0
Motion carried

Good Of The Order

Commissioner Conklin offered thanks to Michael Cortright for his work done at Avalanche. Also, there is no signage for the Avalanche Warming Hut for tobacco free

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ADJOURNMENT

Motion by Mayor Neidhamer, second by Commissioner Conklin to adjourn the Regular City Commission meeting of Tuesday, January 8, 2019 at 7:38 p.m.

Thomas Neidhamer
Tom Neidhamer
Mayor

Cindy Grice
Cindy Grice
Clerk/Treasurer