Approved: December 19, 2016

Meeting of November 21, 2016

Record of the proceedings of the Boyne City Planning Commission regular meeting held at Boyne City Hall, 364 North Lake Street, on Monday November 21, 2016 at 5:00 pm.

Call to Order

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

Roll Call

Present: Ken Allen, George Ellwanger, Chris Frasz, Jim Kozlowski, Tom Neidhamer and Joe St. Dennis
Absent: Jason Biskner, Jane MacKenzie and Aaron Place

Excused Absence(s) **MOTION

2016-11-21-02
Kozlowski moved, Allen seconded, PASSED UNANIMOUSLY, a motion to excuse the absence(s) of Jason Biskner.

Meeting Attendance

City Officials/Staff: Planning and Zoning Administrator Scott McPherson, City Manager Michael Cain, City Commissioner Hugh Conklin, Police Chief Jeff Gaither, Assistant Chief Kevin Spate and Recording Secretary Pat Haver
Public Present: None

Consent Agenda **MOTION

2016-11-21-03
Ellwanger moved, Neidhamer seconded, PASSED UNANIMOUSLY, a motion to approve the consent agenda; approval of the Planning Commission minutes from October 17, 2016 as presented.

Citizen comments on Non-Agenda Items

None

Reports of Officers, Boards and Standing Committees

None

Unfinished Business

New Business

Review Changes in Medical Marihuana Act

Planning Director McPherson reviewed the staff report that was included in the agenda packet. Governor Snyder recently signed PA 281 of 2016; the *Medical Marihuana Facilities Licensing Act* on September 21, 2016. The law will become effective as of December 20, 2016. The review the Planning Commission gives this topic tonight is discussion on actions, if any, the City should consider in regards to this new legislation. Board discussed the idea of being proactive instead of reactive to the situation as a way to try to monitor placement of facilities. When an ordinance is established it gives the commission the ability to place parameters on location. The state would prefer that local municipalities handle this topic in their own jurisdiction, as a "one size does not fit all" if it were mandated by the state.

Jeff Gaither, Chief of Police – It is going to be awhile before anyone will be allowed to submit a facility application. The law takes effect in 90 days, however, an application cannot be filled out and submitted for 360 days after the effective date; so this will give everyone time to figure out the consequences for each municipality. The new law will allow for a grow operation facility, processor facility (which purchases the product to process into consumables such as oil, edibles and wax products; provisioning center (which is the retail outlet); safety compliance facility (to test the products) and a secure transporter. One facility cannot do all of these things. This will give Boyne City the opportunity to have a public forum and find out exactly what the community does or does not want.

Board discussion – What is the possibility of an ordinance regulating medical marihuana, its impact on neighborhoods, asked questions about what it would do to the youth of the community, will our ordinance, if we do one, supersede the state's ordinance? What area of the city would be best? Possibly the business park, right downtown on Water or Lake Street, or one of the side streets. Public input would be a good thing, as Boyne City is known for holding forums on decisions that impact the community.

Michael Cain – City Manager – What societal changes have occurred since this topic was first introduced a couple of years ago? I know that the Michigan Municipal League holds conferences a couple of times a year and this topic I believe will be one of great discussion. Law Enforcement agencies will also be discussing this topic and obtaining additional information, so as the Planning Commission moves forward, additional information and comments will be forthcoming. Perhaps wait for the spring to review any new information that has evolved from various agencies. Staff was directed to place on the March agenda as a discussion item; and if new information becomes available prior to that time, it can always be added to the agenda for discussion.

Review Discussion of Housing Issues

Planning Director McPherson reviewed his staff report that was included in the agenda packet. Several members of various city boards attended a housing summit that was put on by the City on October 20th and again one facilitated by Sara Lucus of Networks Northwest in Traverse City on October 24th which helped to identify housing issues facing our region. The biggest issue is the lack of housing, "affordable" "workforce" and "quality" housing.

Board Discussion – Even if this is a universal problem in the region, we need to decide what will be the best for our community. Do we allow a duplex in the TRD other than conditional use, consider smaller size sq. ft. for not only houses but lots, encourage more granny flats, do we consider housing units of some type in the industrial park as "company" housing? As Boyne does not have the typical public transportation as larger communities, parking can be an issue for developing second floor apartments downtown, what about property maintenance for dormant properties, what is the availability to infrastructure? When a property does come on the market, it is being bought up for vacation or second homes, and is not available for workforce housing. Perhaps a study group should be formed to get the discussion rolling with members of the Planning and Housing Commissions, EDC/LDFA, Main Street, Chamber of Commerce, Business Owners and interested others, and exactly what is available to build on? Staff was directed to take an inventory of available land that could be built upon, an inventory of all available spaces. If anyone is interested in serving on the sub-committee let Scott know and an available pool of interested people will be complied.

Staff Report

- Both Planning Director McPherson and Assistant Planning Director Kilkenny attended the recent Michigan Association of Planners Conference in Kalamazoo. This conference was a good source of information and networking focusing on infrastructures, asset management and general planning issues
- The Citizen Planners Forum held last week was also a good opportunity for discussion on planning topics including signage and tiny houses.

Good of the Order

- The rezoning request for the Jefferson Street property is continuing through the process.
- The amount of signage was questioned with one of the local businesses north of town, staff will check into it

- The fishing pier promised on the One Water Street property is moving forward as the City is pursuing grant opportunities to assist the developer.
- The housing summits were well attended with the needed diversity to look at this topic from all areas
- There will be a public hearing on Tuesday, November 29th at 7:00 pm for a Conservation Easement on the Open Space on N. Lake Street directly adjacent to the Municipal Boat Launch

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Adjournment

The next regular meeting of the Boyne City Planning Commission is scheduled for Monday, December 19, 2016 at 5:00 pm in the Honeywell Meeting Room.

****Motion**

2016-11-21-10
St. Dennis moved, Ellwanger seconded, PASSED UNANIMOUSLY a motion to adjourn the November 21, 2016 meeting at 6:40 p.m.

Vice Chair Chris Frasz

Pat Haver

Recording Secretary Pat Haver