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Approved: 6-7-12

**Meeting of
May 3, 2012**

MINUTES OF THE BOYNE CITY MAIN STREET BOARD REGULAR MEETING HELD ON THURSDAY, MAY 3, 2012 AT 8:30 A.M. IN THE COMMISSION CHAMBERS AT CITY HALL, 319 NORTH LAKE STREET

Call to Order

Chair Lenhart called the meeting to order at 8:30 a.m.

Roll Call

Present: Robin Berry Williams, Bob Carlile, Michelle Cortright, Larry Lenhart, Pat O'Brien and Mike Cain
Absent: Kathy Anderson, Jodie Adams and Rob Swartz
City Staff: Main Street Manager Hugh Conklin, Assistant Planner/Zoning Administrator, Shannon McMaster, City Planner Scott McPherson, Streets Superintendent Andy Kovolski and Executive Assistant Barb Brooks

**Meeting
Attendance**

Public: There was four people in attendance

**Excused
Absences
MOTION**

Carlile moved Cortright seconded, PASSED UNANIMOUSLY to excuse the absence of Rob Swartz and Kathy Anderson.

**Approval of Minutes
MOTION**

Cortright moved, Carlile seconded, PASSED UNANIMOUSLY to approve the April 12, 2012 minutes as presented.

Citizens Comments

None

Correspondence

None

**Main Street
Committee Reports**

Farmers Market: Market Manager Becky Harris reported the market opens its outdoor season on Wednesday, May 2nd. To date, there are about 70 vendors registered for the season, an increase of 10 from last year. There have been some vendors that have been turned away due to not fitting into the mission (statement) of the market. A vendor layout was distributed. The Bridge Card machine will be here shortly and be accepted by most vendors. There are some limitations on what the cards can be used for and the vendors understand that they may have to wait up to two weeks for reimbursements. A "Friends" group has been formed to assist with the market by Lucy Hartlove. They are also looking into ways to continue to support the winter market (researching grant opportunities)

Promotions:

- The Boyne Area Arts Collective will be moving back into their location and are having a grand opening on May 4.

- The SOBO Arts Festival is June 29-30.
- Fund-raising for Stroll the Streets is going well. They are about half way to their fund-raising goal of \$14,000 for the event.

Design:

- There have been some initial conversations with Mike Webster and Dan Adkison regarding the bike racks but nothing to report yet. He will continue to follow up.
- The new banners should be up within the next couple of weeks

Organization

- Planning for Boyne Thunder is up to 58 registered boats. It is being capped at 62.

Team Boyne – Creating Entrepreneurial Communities (ER committee)

- The Boyne Wellness Station made a presentation to Team Boyne. They are a unique group doing and doing great things.
- On May 16, Jay who did the Market Study will be here and meeting with various business people.

Manager's Report

- Main Street Manager Conklin congratulated Jim Baumann for organizing such a great, successful Business Expo.
- The application for Designation of Historic Places is being submitted. Conklin passed out a handout regarding the historic background and significance of the house (apartment complex) on Pearl St.; the former William H. White home. O'Brien indicated that it should be condemned as it is a hazard. Cain referred to it as a challenge and noted the previous and current condition of the 1910 Water Works building and the award that was received for historic preservation.
- The new Main Street website is live. Errors are being corrected, if anyone comes across any others; please get the information to Hugh.
- Real Estate Development Conference is coming up and four people will be attending the four day class.
- Main Street Manager Conklin also reported that after he returns from the conference, he will be going on vacation starting May 14 for one week.

UNFINISHED BUSINESS

South Park Street Project – The board discussed various alternatives regarding parking, street width and streetscapes options. Most of the discussion revolved around the parking and traffic concerns on the block between Water and Ray Streets. The board did not come to a consensus regarding the on street parking. They felt more discussion should take place with the property and business owners and would like to review the options again once additional information is compiled. There was discussion regarding questions from the property owners as to how much it will cost to bring the power lines from underground and connect to the buildings and who is expected to pay for it. The board also asked for a cost estimate to bury lines on Ray Street between Park and Lake Streets.

NEW BUSINESS

One Water Street Resort Cottages – Developer and property owner Glen Catt gave a recap of the site plan as it was originally proposed and stated that nothing has happened due to the timing not being right to market the project.

He felt his options are to wait and see what happens or switch gears and do something else. Wally Kidd added that due to the collapse in the lending market for condo units there are new lending restrictions. Mr. Catt then shared his new concept of individual units with no common walls, bottom units can be hotel or commercial and the upper units would be geared toward extended stay. The site plan meets the parking requirements with the inclusion of "turf" parking. There is twenty two percent less density, seven percent less of overall foot print and reduced building height; however, there is a reduction in view corridor. City Planner Scott McPherson brought up a 3-D model of the property and proposed site plan for the boards review. McPherson stated that this plan call for a Conditional Rezoning from Waterfront Marina District to Central Business District. The conditional rezoning is site plan specific. The plan, including any concessions, is offered by the applicant and the City can accept or deny the plan but can not put any additional conditions on it. Board members Robin Berry-Williams expressed concern over Café Sante losing their view from the outside seating area. The general consensus of the board was that Café Sante has know all along they would lose that view at some point and would welcome the additional potential customers from the new development. After additional board discussion and questions regarding fire code and truck access, cost and single family dwelling vs. mixed use requirements; **Carlile moved, Cortright seconded, PASSED UNANIMOUSLY** to support the proposed site plan concept.

MOTION

Pat O'Brien excused himself at 10:13

Café Sante Sidewalk Liquor License Inquiry – The owners of Café Sante have requested consideration to serve alcohol on the patio area for people waiting to be seated. This is not the outdoor ~~dining~~ dining area but on the sidewalk out in front which is public property. The general consensus of the board was that Main Street should work with the Planning Commission on this and to contact other communities to see what they are doing.

Michigan Main Street Quarterly Training – Conklin reported that Boyne City will be hosting it on June 4 – 5 and is working on coordination.

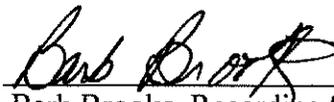
Good of the Order

Cortright stated that she will not be in town for the June meeting.
Cortright excused herself from the meeting at 10:18

Cain shared a couple photos of a parking lot screening example.

Adjournment

There was not a quorum to move for an official adjournment of the May 3, 2012 meeting of the Boyne City Main Street Board.


Barb Brooks, Recording Secretary