



City of Boyne City

Founded 1856

319 N. Lake Street

Boyne City, Michigan 49712

www.cityofboynecity.com

AGENDA

BOYNE CITY PLANNING COMMISSION

Monday September 18, 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 August 21, 2017 Boyne City Planning Commission meetings.

4. Hearing Citizens Present *(Non-Agenda Items)*
5. Reports of Officers, Boards, Standing Committees
6. Unfinished Business
 - A. Proposed Site Plan Amendment Boyne City Preschool, 1040 Roosevelt St.
7. New Business
 - A. Ordinance Interpretation recommendation from Zoning Board of Appeals.
8. Staff Report
9. Good of the Order
10. Adjournment – Next Meeting October 16, 2017

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

Approved: _____

**Meeting of
August 21, 2017**

Record of the proceedings of the Boyne City Planning Commission regular meeting held at Boyne City Hall, 319 North Lake Street, on Monday August 21, 2017 at 5:00 pm.

Call to Order

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

Roll Call

Present: Ken Allen (arrived 5:10 p.m.), Jason Biskner, George Ellwanger, Chris Frasz, James Kozlowski, Tom Neidhamer, Aaron Place, Jeff Ross and Joe St. Dennis
Absent: None

Meeting Attendance

City Officials/Staff: Planning and Zoning Administrator Scott McPherson and Recording Secretary Jane Halstead
Public Present: 1

**Consent Agenda
Motion

2017-08-21-03
Ross moved, Ellwanger seconded, PASSED UNANIMOUSLY, a motion to approve the Planning Commission minutes from July 17, 2017.

**Citizen comments on
Non-Agenda Items**

None

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

None

Unfinished Business

None

New Business

**Conditional Use
Public Hearing**

Planning Director McPherson reviewed his memo in the agenda packet regarding a Conditional Use Request for a two family dwelling that Habitat for Humanity is proposing to build on Bailey Street. The units will share a driveway and will each be served by City water. Each unit will have its own septic tank and drain field. The Board discussed the project and the decision to use a septic system rather than hook up to the City sewer. Sanitary sewer is not close enough to make it feasible to hook into. The Health Department has already issued the permit for the septic system. Rob Morford of Habitat for Humanity was present at the meeting and provided the board with a copy of a preliminary floor plan and explained how the Habitat for Humanity application process works. He said a partner family has not been selected as of yet.

The Board reviewed the ordinance requirements of Conditional Use and the Conditional Use Findings point by point and found that the project meets the standards required.

Frasz asked if the neighbors had been notified regarding the project. McPherson stated that the hearing was posted in the newspaper and property owners within 300 feet were sent a letter notifying them of the hearing.

****Motion**

2017-08-21-07A.1
After board discussion, **motion by St. Dennis, seconded by Place, PASSED UNANIMOUSLY**, to approve the Conditional Use for parcel number 051-260-023-00 as presented.

Roll Call:

Aye: Allen, Biskner, Ellwanger, Frasz, Kozlowski, Neidhamer, Place, Ross and St. Dennis

Nay: None

Motion Carries

The Board moved on to the Development Site Plan Review and had a general discussion regarding the building plan. Kozlowski inquired whether a soil test had been done on the lot and the only formal testing done on the soil was the Health Department test for the septic system. An excavator did do a general evaluation of the lot per Morford. Kozlowski had a question on erosion control on the site. McPherson stated that the soil erosion control standard was not applicable in this situation. Consensus was that the project was favorable, meet the Development Plan Approval Criteria in Section 19.40 and provides more housing as is one of the City's goals.

****Motion**

After board discussion, **motion by Ellwanger, seconded by Ross**, to approve the site plan as proposed.

2017-08-21-7A.2

Roll Call:

Aye: Allen, Biskner, Ellwanger, Frasz, Kozlowski, Neidhamer, Place, Ross and St. Dennis

Nay: None

Motion Carries

Staff Report

- The M-75 Corridor Plan is ongoing. Because Boyne City is a Redevelopment Ready Certified Community it qualifies for technical assistance and some funding for the study. The M-75 Corridor is rapidly changing and in transition. McPherson stated it is critically necessary to determine an access management plan in that area. Work has started on the site for Louie's Market and Sav A Lot is expected to begin construction next year.
- The Northwest Michigan Housing Summit is October 16th from 9 to 3 p.m. in Traverse City.
- The Open House for the new City Hall will be held September 1st.

Good of the Order

- St. Dennis asked McPherson a general question regarding accessory apartments such as an apartment above a garage. The main home owner has to live in one of the dwellings on the property. Regulation of rentals is generally difficult.

Adjournment

The next regular meeting of the Boyne City Planning Commission is scheduled for Monday, September 18, 2017 at 5:00 p.m.

****Motion**

2017-8-21-10

St. Dennis moved, Allen seconded, PASSED UNANIMOUSLY a motion to adjourn the August 21, 2017 meeting at 6:03 p.m.

Chair Chris Frasz

Recording Secretary Jane Halstead

CITY OF BOYNE CITY

To: Chair Chris Frasz and fellow Planning Commissioners

From: Scott McPherson, Planning Director

Date: September 18, 2017

Subject: Development Plan Amendment for Boyne City Preschool



Background

The Boyne City Preschool located at 1040 Roosevelt Street has submitted an application for sketch plan review for a development plan amendment for a 56 x 26 addition to their existing structure for additional classroom space, kitchen, office space and entry. The property is located in the Traditional Residential District and the existing a proposed use is a principle permitted use in the district. The proposed addition would be located on the north side of the building, a site plan and elevations of the proposal have been provided. The Planning Commission reviewed the proposed plan at its regular meeting in May but could not approve the plan as the proposal did not meet ordinance requirements for parking. The applicant has submitted additional plans showing a deferred parking area and is requested the planning commission grant a waiver of the parking requirements as provided by section 25.10(B)(3).

Discussion

Development plan approval for the Preschool was received in 1988. A copy of approved plan has been included for your reference. The original approved plan provided for a 7 space parking area located in front of the building with a one way circular drive entering on the west and exiting on the east. The current parking and entrance to the site consist of a gravel area north of the existing building to the road with no defined entrance drive. While the proposed plan meets zoning ordinance requirements for building size, setbacks and lot coverage, the proposal would eliminate a large portion of the parking area identified on the original approved plan. While the parking area of the previously approved plan is being eliminated with the proposed addition, a paved parking area in the right of way is being developed. This proposal has been reviewed by City DPW staff and would be acceptable with the provision that an easement for a sidewalk is obtained. As per section 24.10(B)(3) of the Boyne City Zoning Ordinance the Planning Commission has the ability to waive onsite parking requirements without proof of hardship if a deferred parking area is shown that can be developed if there is a change in use. The complete section is as follows:

Section 24.10(B)(3)

Variance and Deferment. The Planning Commission may, without proof of unnecessary hardship, waive the requirements of this Article if the Planning Commission finds from the evidence presented that the intended use of a proposed building does not require parking or loading facilities to the degree specified herein. However, the Planning Commission shall require that adequate open areas be retained around such a building to permit development of the required parking or loading areas should the use of the building change at a later date. The site plan shall note the area where parking is being deferred, including dimensions and a dotted parking lot layout.

Process

The proposed request would be an amendment to an approved development plan. The City of Boyne City Zoning ordinance provisions for requesting and approving amendments to an

approved development plan are contained in section 19.65 Amendments to Approved Development Plans which is as follows:

Section 19.65 Amendments to Approved Development Plans.

The development plan, if approved, shall become part of the record of approval, and subsequent actions relating to the activity authorized shall be consistent with the approved development plan unless a change or addition conforming to this Ordinance receives the mutual agreement of the landowner and the Planning Commission. Incidental and minor variations of the approved development plan, with written approval of the Administrator, shall not invalidate prior development plan approval. Amendments to the approved final development plan may occur only under the following circumstances:

A. An applicant or property owner who has been granted final development plan approval shall notify the Planning Director of any proposed amendment to such approved development plan.

B. Minor changes may be approved by the Administrator upon certification in writing to the Planning Commission that the proposed revision does not alter the basic design, compliance with the standards of this Ordinance, nor any specified conditions of the plan as agreed upon by the Planning Commission. In considering such a determination, the Administrator shall consider the following to be a minor change:

1. For residential buildings, the size of structures may be reduced, or increased by up to five percent (5%), provided that the overall density of units does not increase.

2. Square footage of nonresidential buildings may be decreased or increased by up to five percent (5%) or one-thousand (1,000) square feet, whichever is smaller.

3. Horizontal and/or vertical elevations may be altered by up to five percent (5%).

4. Movement of a building or buildings by no more than ten (10) feet.

5. Designated Areas not to be disturbed may be increased.

6. Plantings approved in the final development plan landscape plan may be replaced by similar types and sizes of landscaping which provides a similar screening effect on a one-to-one or greater basis, provided they comply with the landscaping standards of this Ordinance, with approval of the Planning Director.

7. Improvements to site access or circulation, such as inclusion of deceleration lanes, boulevards, curbing, pedestrian/bicycle paths, etc., which conform to the requirements of this Ordinance.

8. Changes of building materials to another of higher quality, as determined by the Planning Director.

9. Changes in floor plans which do not alter the character of the use.

10. Slight modification of sign placement or reduction of size.

11. Relocation of sidewalks and/or waste receptacles.

12. Internal rearrangement of parking lot which does not affect the number of parking spaces or alter access locations or design.

13. Changes required or requested by the City for safety reasons shall be considered a minor change.

C. Should the Planning Director determine that the requested modification to the approved final development plan is not minor; the Planning Commission shall be notified in writing that the development plan has been suspended, and, if construction has initiated, a stop work order shall be issued for the section of the project deemed not to be in compliance. Thereafter, the applicant may revise the development plan and submit to the Administrator for resubmission to the Planning Commission.

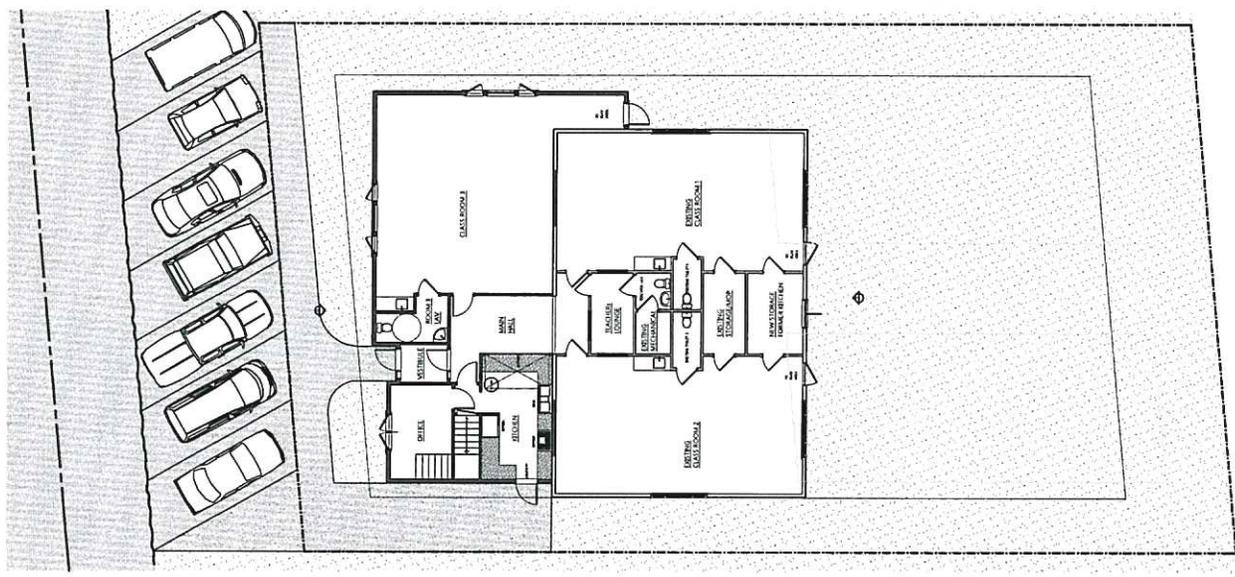
D. Should the Planning Commission determine that the modifications to the final development plan significantly alter the intent of the preliminary development plan, a new submittal shall be required.

E. Any deviation from the approved final development plan, except as authorized in this section, shall be considered a violation of this Ordinance and treated as such.

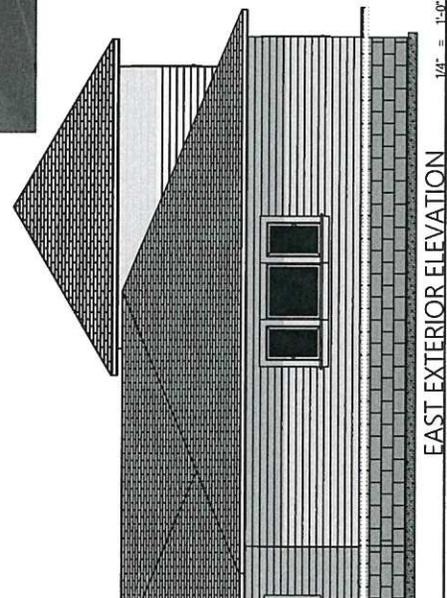
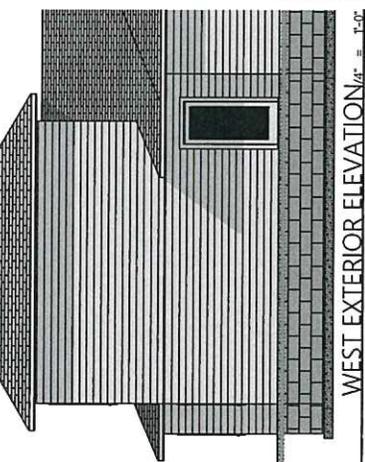
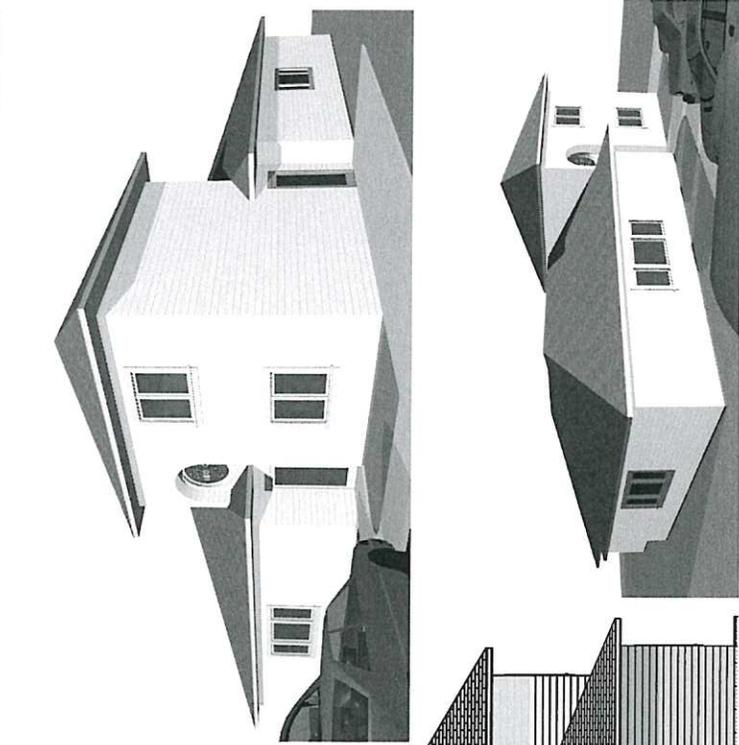
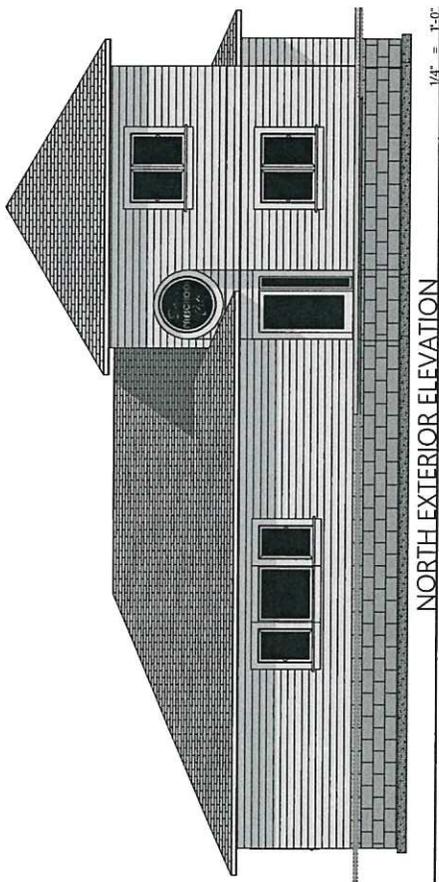
If the Planning Commission determines that the proposed amendment does not significantly alter the intent of the approved plan, and is in conformance with the Ordinance standards the requested amendment may be approved through the mutual agreement of the landowner and the Planning Commission.

Options

The plan as presented can be approved with the approval of a waiver for the deferred parking area as provided by Ordinance section 24.10(B)(3) as the proposed plan meets all other applicable ordinance requirements.

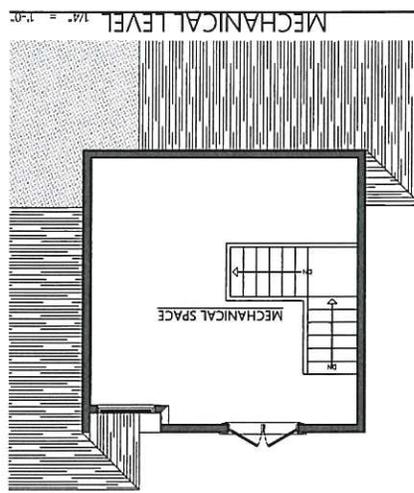
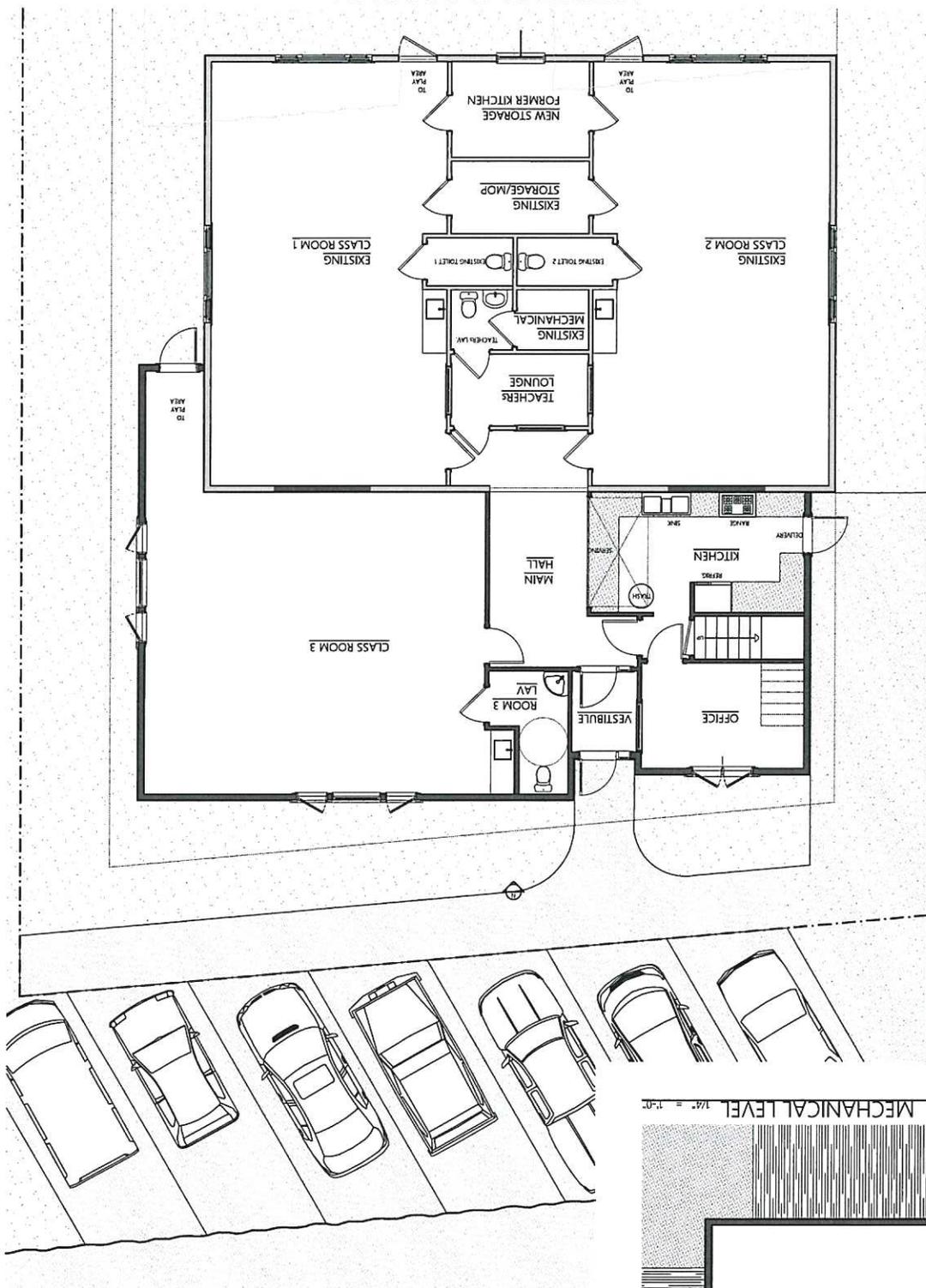


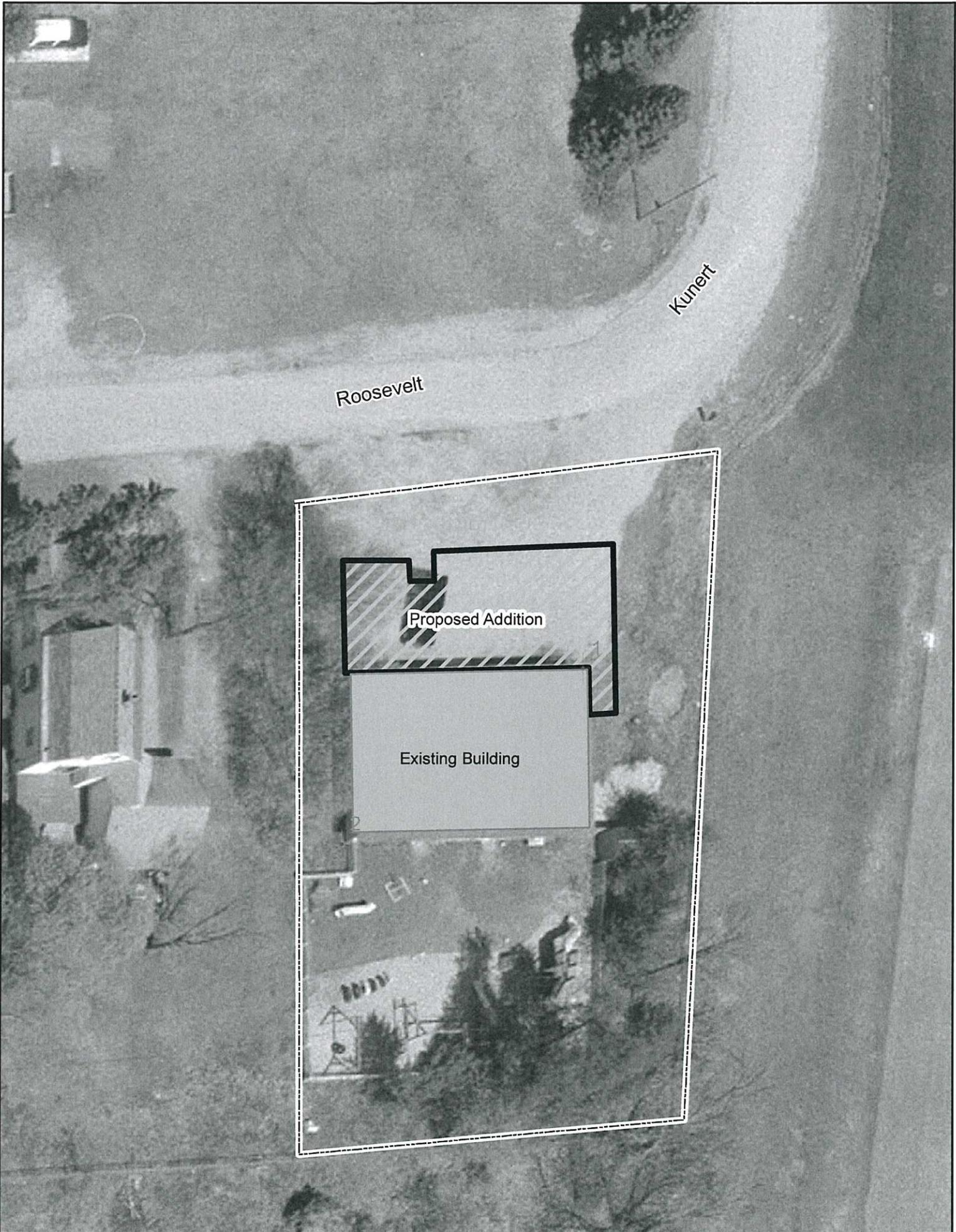
SITE PLAN



EAST EXTERIOR ELEVATION

MAIN LEVEL FLOOR PLAN



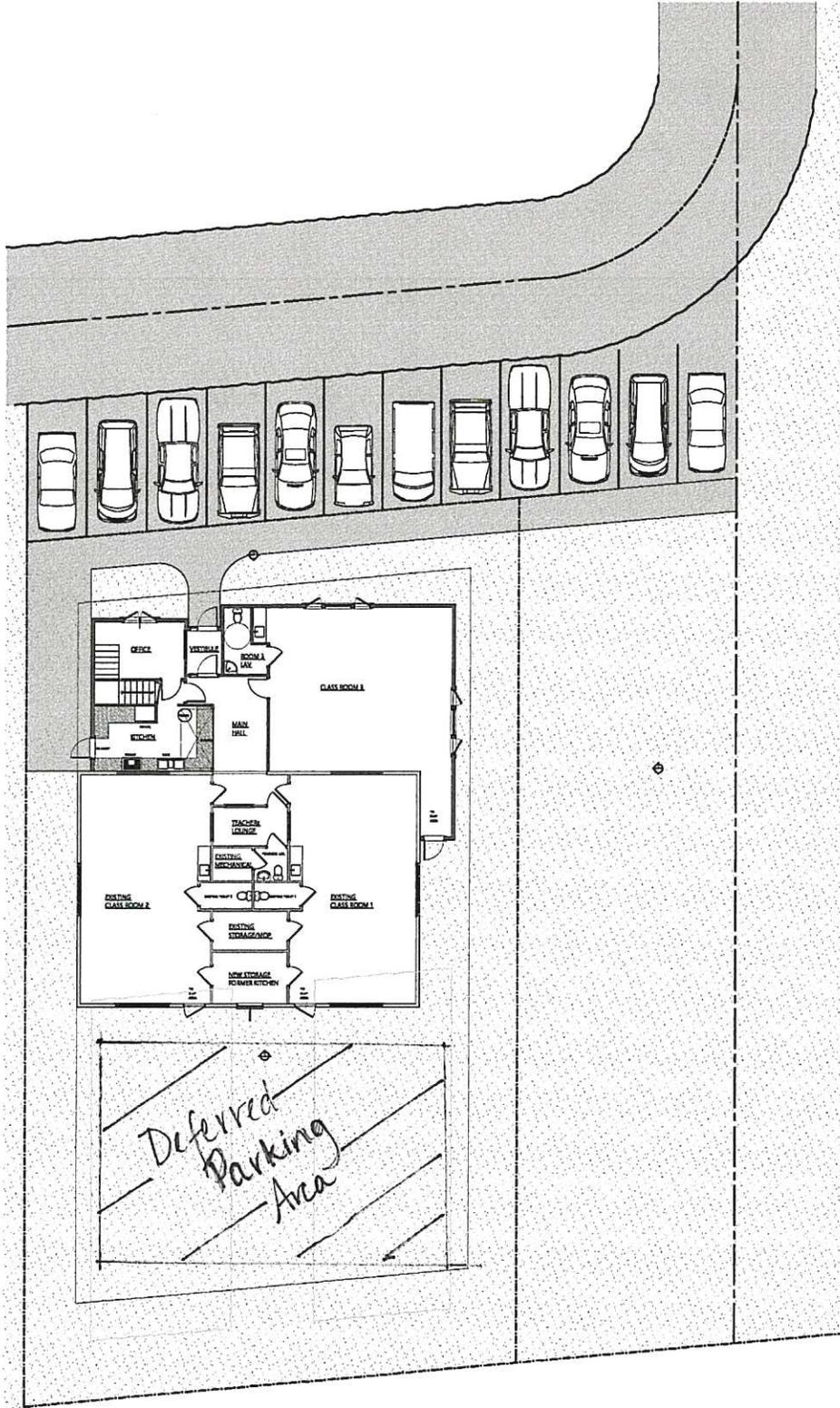


Roosevelt

Kunert

Proposed Addition

Existing Building



SITE PLAN

1/8" = 1'-0"

SHEET
A0.1

TITLE SHEET @ 1/4" = 1'-0"

BOYNE CITY • PRESCHOOL • ADDITION
 SCHEDULE "C"
 1030 ROOSEVELT STREET • BOYNE CITY, MICHIGAN 49712

DATE
 5/24/07
 DATE ISSUED
 DATE REVISED
 XXXXXX

Aye: Allen, Ellwanger, Frasz, Neidhamer, Place and St. Dennis
Nay: None
Absent: Biskner and Kozlowski
Vacancy: One
Motion Carries

**Development Plan
Amendment Request
for Boyne City
Preschool**

Scott McPherson discussed the application received for the Boyne City Preschool located at 1030 Roosevelt Street for a 56' x 26' addition to their existing structure for additional classroom space, kitchen, office space and entry. The property is located in the Traditional Residential District and the existing proposed use is a principle permitted use in the district. The proposed addition would be located on the north side of the building. The proposed addition is located within the setback.

The original approved plan provided for a 7 space parking area located in front of the building with a one way circular drive entering on the west and exiting on the east. The current parking and entrance to the site consist of a gravel area north of the existing building to the road with no defined entrance drive. While the proposed plan meeting zoning ordinance requirements for building size, setbacks and lot coverage, the proposal would eliminate a large portion of the parking area identified on the original approved plan. The proposed plan shows no proposed parking on the site. Section 24.10 Parking, Loading and Access Requirement stipulates minimum parking for Nursery Schools, Day Nurseries, or Child Day Care Center of 2 spaces for each employee plus 1 space for each 8 children of licensed approved capacity. The number of employees and the licenses authorized capacity have not been provided with the application.

The proposed request would be an amendment to an approved development plan. Our ordinance provisions for requesting and approving amendments to an approved development plan. If the Planning Commission determines that the proposed amendment does not significantly alter the intent of the approved plan, and is in conformance with the Ordinance standards, the requested amendment may be approved through the mutual agreement of the landowner and the Planning Commission. The plan as presented cannot be approved, as it is not in conformance with Ordinance parking standards as the proposal would eliminate to zero all the previously approved onsite parking. Section 19.70 of the ordinance does provide a process for reviewing plans that are not in conformance with ordinance criteria.

Scott added there is a concern with the existing gravel and lack of formal entrance and exit of the driveway. There needs to be some kind of treatment.

After discussion with the applicant, their architect will work on parking plans.

**Election of officers
Motion

Place moved, Ellwanger seconded, PASSED UNANIMOUSLY, to appoint Chris Frasz as Chair of the Planning Commission

2017-05-22-10

Roll Call:

Aye: Allen, Ellwanger, Frasz, Neidhamer, Place and St. Dennis

Nay: None

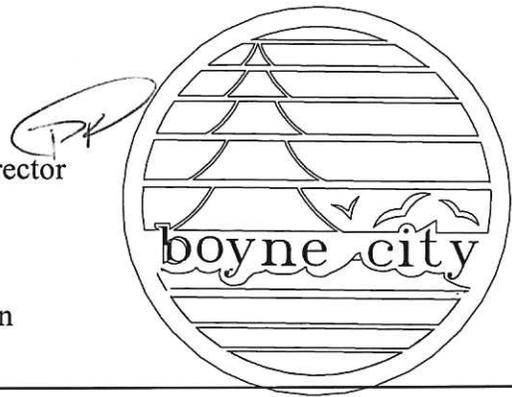
Absent: Biskner and Kozlowski

Vacancy: One

Motion Carries

CITY OF BOYNE CITY

To: Scott McPherson, Planning Director
From: Patrick Kilkenny, Assistant Planning Director
Date: September 12, 2017
Subject: ZBA Interpretation and Recommendation



Background

Following recent review of the zoning ordinance, Staff requested an interpretation of Section 20.30(L) by the Zoning Board of Appeals at their September 5, 2017 meeting.

Discussion

Section 20.30(L) states: "No rear yard or side yard setback is required where such property abuts a public alley, providing that accessory buildings in the rear yard shall meet the required setback." The section seems contradictory in stating no rear or side yard setback is required for properties abutting a public alley, however, accessory buildings in the rear yard are required to meet setbacks.

Section 21.36 Accessory Buildings And Structures outlines various requirements for said structures, including 21.36(5): "In any residential district, accessory buildings shall not be erected closer to the side lot line than the required setback distance for the dwelling, unless the accessory building is completely to the rear of the dwelling, in which event the accessory building may be erected three (3) feet from any side or rear lot line."

Staff requested the interpretation of the ordinance as well as the overall intent of Section 20.30(L). Is the intent of the ordinance to allow a zero setback in the rear and/or side yards if a property abuts an alley or, to enforce the minimum required setbacks?

Summary

Ultimately the Zoning Board of Appeals motion on the interpretation stated: "to refer this item back to the Planning Commission for clarification on the intent of Section 20.30(L) with suggestion from the ZBA that there is some sort of setback for accessory structures on a public alley."

Please see the attached minutes from the September 5, 2017 Boyne City Zoning Board of Appeals meeting for further information.

**Meeting Of
September 5, 2017**

Record of the proceedings of the regular Boyne City Zoning Board of Appeals meeting held at Boyne City Hall, 319 N. Lake Street, on Tuesday, September 5, 2017 at 5:00 p.m.

Call To Order

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

Roll Call

Present: Bob Carlile, Pat Kubesh, John McClorey, Lynn Murray and Roger Reynolds
Absent: None

Meeting Attendance

City Officials/Staff: Assistant Planning and Zoning Administrator Patrick Kilkenny and Recording Secretary Pat Haver
Public Present: Seven

**Approval of the Minutes
MOTION**

ZBA 2017-09-05-2
Carlile moved, Reynolds seconded, PASSED UNANIMOUSLY, a motion to approve the May 2, 2017 minutes as presented.

Hearing Citizens Present

None

Correspondence(s)

None

New Business

Public Hearing opened at 5:01 pm

**Variance Request
417 Bay St
DJP Holdings LLC**

Assist Zoning Administrator Patrick Kilkenny reviewed his staff report that was included in the agenda packet. The applicant is requesting a variance from Section 21.36 - *Accessory Buildings and Structures (A.) General Standards (3)* for the removal and replacement of an existing nonconforming deck attached to the south side of the residence, on its existing footprint and is not proposed to be expanded or enlarged from the current dimensions. Topography is steep on the northern half, sloping north to south gradually with a steep drop to the lakeshore. It is nonconforming due to the encroachment into the 35 ft. waterfront setback.

Carlile - When was the residence purchased, is it your primary residence, and was the deck there when you bought it?

Debbie Poole - Early 70's, it is not my principle residence, and a portion of the deck was there when my parents purchased the home, the deck was extended in the early 70's. There is no intention to put any sheds or other structures on the deck. We want to change what is currently there because it is unsafe and have no plans to increase the size.

Reynolds - Read section 21.42 Restoration of Unsafe Buildings. Questioned if the board had any jurisdiction with the repair of the deck.

Kilkenny - General repair and maintenance is acceptable with regards to this section, however, complete removal and replacement of a non-conforming structure is why we are here tonight.

Reynolds - If they do the repair in sections, we wouldn't be involved right?

Kilkenny - The indication from the applicant is that a complete removal and replacement of the deck is what they are requesting.

Reynolds - Are you going to do all at once, or will you be doing it in sections?

Applicant's contractor - the whole deck will need to be removed and replaced, however, we will utilize the same pads that are already there.

Public Hearing closed at 5:12 pm

Board Deliberation

McClore - Citing section 26.25 (D) requires conformity if greater than 50 percent is replaced.

Murray - that peaked my interest also, if you designed a 10% reduction in the deck area, you could bring it within conformity.

Carlile - Were you informed that it was a nonconforming deck and did you build any of it?

Poole - We put on the portion of the deck that goes out

Murray - In 1992 the deck was nonconforming and that was when they could make the determination of which side was the front or the back.

With no further discussion, Kubesh facilitated the discussion on the General Findings of Fact and then moved onto the Findings of Fact under Section 24.80

FINDINGS OF FACT UNDER SECTION 24.80. NON-USE VARIANCES

In hearing and deciding appeals for variances, the Board shall adhere to the following criteria in determining whether or not practical difficulties and/or unnecessary hardships exist:

1. Requiring the owner to comply with the regulations governing area, setbacks, frontage, height, bulk, density or other non-use requirements would unreasonably prevent the owner from using the property for a permitted purpose, or would render conformity with such regulations unnecessarily burdensome.
Negative - the applicants have proposed a complete removal and replacement of the deck, so it must be brought back into conformity.

Because the answer to question #1 was not in the affirmative, the board did not go through the remainder of the questions, as all 5 answers must be in the affirmative.

Motion by Reynolds, seconded by McClore to deny the request of DJP Holdings LLC as submitted on the grounds of their requested rebuild as proposed would be in violation of the zoning laws.

MOTION

2017-09-05-5A.

Roll Call

Ayes: Kubesh, McClore, Reynolds

Nays: Carlile and Murray

Abstain: None

Absent: None

Motion Carries

Public Hearing opened at 5:32 pm

**Variance Request
816 Lower Lake Dr.
Sally Kemp**

Assist Zoning Administrator Patrick Kilkenny reviewed his staff report that was included in the agenda packet. The applicant is requesting a variance from Section 21.36 - *Accessory Buildings and Structures (A.) General Standards (3)* for the addition of an attached 15'x 16' car port on the front of the home, and the removal of an existing 5.3'x 20.5' covered porch and replacement with a 8' x 20.5' covered porch also on the front of the home.

- The existing home encroaches into the 35' front yard setback approximately 17.3'.
- The proposed carport addition will require 27.2' of relief from the 35' front yard setback.
- The proposed covered porch will require 19.2' of relief from the 35' front yard setback.

The topography of the property is steep on the northeastern and northwestern portion sloping from east to west, and generally flat on the southeastern and southwestern portion. The variance request will also require removal of the existing driveway and installation of a new pavement or hard surface material driveway providing access to the carport.

Assistant Zoning Administrator Kilkenny had a phone call in support from Lois Thornberry, a neighbor.

McClore – Is there any problems with 40% of the front yard being concrete with the new driveway?

Kilkenny – In the WRD; 30% of the total lot can be covered with buildings to account for the impervious surface, I do not believe that driveways are included in that amount. 40% of the front yard can be covered with inorganic materials.

Carlile – Am I correct that there are no impediments?

Kemp – The impediments are the existing drive, there is only 10 ft from the house to the edge and less than that in some spots due to a gas meter and hole, I am not sure how I will get a snowplow to clean this winter. I did not initially envision the improvements that I have come forward with, but hoped there would be some area to put up a carport to keep the snow from the car this winter. When I purchased the property in June of this year, the rocks were not at the property line at that time. I had a carpenter assist in making the plans aesthetically pleasing. Due to people using the adjacent land for parking without permission, the adjacent property owner placed rocks, on their property, anywhere from 6 to 8 inches off of the property line.

Kevin Klevorn: neighbor - what is the distance from the house towards my property to the south? The carport shows 15 ft, but does not show any distance past the residence? **Murray** 8' 2" is what I came up with.

Kemp – The posts will be just past the house, and the roof will be an additional foot or two,

Kilkenny – The requirement is 5 ft past the drip edge.

Reynolds - The residence is already encroaching into the setback by 17.5 ft. and you are requesting an additional 10 ft. that is getting really close to the road, can't see how that would allow us to not follow the zoning laws.

McClore – Sometimes we are able to grant variances, depending on the individual circumstances.

With no further comments, public hearing closed at 5:56 pm

With no further discussion, Kubesh facilitated the discussion on the General Findings of Fact and then moved onto the Findings of Fact under Section 24.80

The board had concerns that they were being asked to extend a current nonconformity by granting the variance. According to the homeowner, there is usage value in the present situation, however, wanted to put up a carport and extend the front porch. Safety concerns for the general public were also brought up because of the requested variance.

FINDINGS OF FACT UNDER SECTION 24.80. NON-USE VARIANCES

In hearing and deciding appeals for variances, the Board shall adhere to the following criteria in determining whether or not practical difficulties and/or unnecessary hardships exist:

1. Requiring the owner to comply with the regulations governing area, setbacks, frontage, height, bulk, density or other non-use requirements would unreasonably prevent the owner from using the property for a permitted purpose, or would render conformity with such regulations unnecessarily burdensome.

Negative – the applicant indicated that there was usage with the current nonconformity, however, wanted additional space on the front porch and to put up a carport; so is not unnecessarily burdensome.

Because the answer to question #1 was not in the affirmative, the board did not go through the remainder of the questions, as all 5 answers must be in the affirmative.

MOTION

Motion by McClorey, seconded by Carlile to adopt the General Findings of Fact reaching a conclusion that the Findings of Fact under Section 24.80 has not met the requirements.

2017-09-05-5B.

Roll Call

Ayes: Carlile, Kubesh, McClorey, Murray and Reynolds

Nays: None

Abstain: None

Absent: None

Motion Carries

**Zoning Ordinance
Interpretation – Section
20.30(L)**

Assist Zoning Administrator Patrick Kilkenny reviewed his staff report that was included in the agenda packet. Staff is requesting an interpretation of Section 20.30(L); this section seems contradictory in stating no rear or side yard setback is required for properties abutting a public alley, however, accessory buildings in the rear yard are required to meet setbacks. With board discussion, they all felt that there should be setbacks required due to public safety; and want to refer this item to the Planning Commission for their opinion and suggest a zoning ordinance amendment to clarify the intent of Section 20.30(L).

With no further discussion, **motion by Carlile, seconded by Murray** to refer this item back to the Planning Commission for clarification on the intent of Section 20.30(L) with suggestion from the ZBA that there is some sort of setback for accessory structures on a public alley.

2017-09-05-5C.

Roll Call

Ayes: Carlile, Kubesh, McClorey, Murray and Reynolds

Nays: None

Abstain: None

Absent: None

Motion Carries

It will be a minimum of 60 days for this to run through the amendment process and then a codification will need to be done on the Zoning Ordinance.

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

None

Good of the Order

None

Announcements

The next meeting of the Boyne City Zoning Board of Appeals is scheduled for October 3, 2017 at 5:00 p.m.

**Adjournment
MOTION**

ZBA 2017-09-05-10

Murray moved, McClorey seconded, PASSED UNANIMOUSLY a motion to adjourn the Tuesday, May 2, 2017 Boyne City Zoning Board of Appeals meeting at 6:19 p.m.

Patrick Kubesh, Chair

Pat Haver, Recording Secretary

Draft