

**Meeting of  
December 16, 2019**

Record of the proceedings of the Boyne City Planning Commission meeting held at Boyne City Hall, 319 North Lake Street, on Monday December 16, 2019 at 5:00 pm.

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**Call to Order**

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

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**Roll Call**

Present: Larry Chute, Monica Kroondyk, Skylar MacNaughton, Nichole Moblo, Tom Neidhamer, Rose Newton, Aaron Place and Jeff Ross

Absent: None

Vacancy: One

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**Meeting Attendance**

City Officials/Staff: Planning and Zoning Director Scott McPherson and Recording Secretary Pat Haver

Public Present: Two

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**Consent Agenda**

**Motion**

**2019-12-16-3**

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

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**Citizen comments on  
Non-Agenda Items**

None

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

Planning Director McPherson indicated that the Marijuana Taskforce has met and are working on coming up with a strategy and an information document. They have another meeting scheduled for January, and anticipate moving forward with a public engagement meeting in the spring.

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**Unfinished Business**

None

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**New Business**

**Review Trail Route  
Alternatives**

Planning Director Scott McPherson facilitated board review of the proposed trail. The schematics that were provided in the agenda packet are by no means the final route; the Parks and Recreation Board and City Commission have looked at the proposed route and all boards are still gathering feedback from board members and the general public. So far, the Southside of the roadway seems to be the most optimal for safety, however, the residents along segments 1 & 2 have concerns about the trail coming so close to their residences, trees would have to be removed, and the steepness of some of the driveways and the ability to back out and not hit someone on a bike. If we attempt a grant for those segments, it would put us into a situation where we would need to adhere to some pretty strict guidelines about trail width, greenspace separation from residence, and separation between the edge of the roadway and the trail. If we were to build these sections without a Trust Fund grant, it would allow us more flexibility for design. The trail itself will be built in the road right-of-way. With board discussion, they saw the merits of the concerns with the residents in reference to segments 1 & 2, and also know that safety is a major consideration. They liked the idea of attempting grant funding for the segments that would fall within the guidelines and the locations that we would be able to build to those guidelines. They looked at the proposed route closer to the lake at the Open Space and behind Honeywell, however, know that easements would need to be gathered for the Honeywell property and liked the idea of keeping the Open Space next to the water as a walking path only. Others liked the idea of a "straight shot" between the boat launch and the river mouth. There is plenty of room to establish the trail next to the roadway in front of City Hall and Veterans Park, and would alleviate the

need to drop back and forth between the water's edge and the roadway. They also questioned the route getting back out of town, would there be concerns with bikers riding against traffic? All were in agreement of additional public input sessions, and making sure that the residents along the route are kept informed so they can remain engaged.

**Review Year 2020  
Residential Target  
Market Analysis**

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Planning Director Scott McPherson reviewed the report that was included in the agenda packet. The report was commissioned by Networks Northwest and supports the information that we already know, there is a housing shortage in our area. With the information provided in this report, it is a resource document for builders and staff to refer to. This report was broken down into several groups: New builds and rehabs; owner occupied vs rentals; total home values and monthly potential contract rental rates which included duplex houses, cottages, accessory dwellings, townhouses and urban lofts. It was based on a total of 228 units needed per year. The sweet spot for home values was \$150,000 and average rents in the range of 700 to 800 per month. All of the discussions that have taken place due to housing shortages indicate that the cost of construction is high, so it is difficult to build an affordable house. The city historically has not been able to attract developments to our area, and the possibility would be the hurdle that must be overcome by the cost to install infrastructure. The large areas left to develop within the city would need total infrastructure of roads and water/sewer. Allowing multifamily housing units within the Central Business District gives developers the advantage of infrastructure already being in place, so are able to keep building costs lower. The board felt the reference was a good one, and recognize that there is still a lot of work to be done in order to make an impact on the housing shortage.

**Staff Report**

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- Boyne City to Boyne Valley trail work is continuing. The boardwalk is complete at Boyne Mountain, they are about to wrap things up for the season when the trail just east of Northern Logistics in the Business Park is completed. The target date the trail will be completed is June 12, 2020.
  - We still have a vacancy on the board, so if you know of anyone who would like to serve, have them get ahold of staff

**Good of the Order**

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- Welcome to our newest commissioner, Nichole Moblo
  - What is the Property Maintenance Code status – The City Commission has scheduled a work session with Don Gilmet our building hearing officer in January, once that work session is over the process for adoption will occur starting with the 1<sup>st</sup> reading.
  - Is there a way to expand the Bed & Breakfast regulations we currently have to short term rentals, treating them the same? Short term rentals are taking up a lot of the usable housing options.
  - Rose Newton will not be available for the February meeting

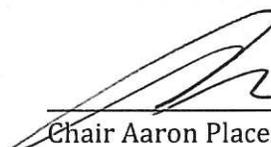
**Adjournment  
\*\*Motion**

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The next regular meeting of the Boyne City Planning Commission is scheduled for Monday, January 20, 2020 at 5:00 p.m.

**2019-12-16-10**

**Newton moved, Chute seconded, PASSED UNANIMOUSLY** a motion to adjourn the December 16, 2019 meeting at 5:53 pm

  
Chair Aaron Place

  
Recording Secretary Pat Haver