

**Meeting of  
May 20, 2019**

Record of the proceedings of the Boyne City Planning Commission meeting held at Boyne City Hall, 319 North Lake Street, on Monday May 20, 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: Ken Allen, George Ellwanger, Tom Neidhamer, Rose Newton, Aaron Place, Jeff Ross and Joe St. Dennis  
Absent: Jason Biskner and Jim Kozlowski

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**2019-5-20-02**

**Excused Absences  
\*\*Motion**

**Ross moved, Allen seconded, PASSED UNANIMOUSLY**, a motion to excuse the absence of Biskner

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**Meeting Attendance**

City Officials/Staff: Planning and Zoning Administrator Scott McPherson, City Manager Michael Cain, Main Street Director Kelsie King-Duff, Assistant Police Chief Kevin Spate, Officer Craig Remsberg and Recording Secretary Pat Haver  
Public Present: Fifty Seven

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**Consent Agenda  
\*\*Motion**

**2019-5-20-03**

**Ellwanger moved, Neidhamer seconded, PASSED UNANIMOUSLY**, a motion to approve the consent agenda, the Planning Commission minutes from April 15, 2019 as presented.

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**Citizen comments on  
Non-Agenda Items**

**Bruce Traverse** – Is there anyway a stop light can be put at the corner near the post office and the Dilworth, I witnessed a pretty bad accident there recently.

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

None

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**Unfinished Business**

None

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**New Business**

**Boyne City Surgery  
Center  
825 Moll Dr.**

Planning Director McPherson reviewed his report included in the agenda packet. The surgical center is proposing a 7,500 sq ft outpatient facility located on lot 16 in the Business Park. Because of the location they recently met with and presented their plans to the EDC/LDFA Board on May 13<sup>th</sup> and the board's recommendations were provided as a part of the agenda packet. The proposed use is a principal allowed use in the PID district and the proposed site plan with landscape and lighting plans are in compliance with ordinance requirements of section 14.40, 20.20, and 22.30. The proposed driveway meets ordinance criteria as well. Required parking spaces for the proposed use is 53 and 54 spaces have been provided for. At the preliminary review on April 15<sup>th</sup> with this board, commissioner comments were made in regards to the amount of required parking as excessive, which was also the opinion of the EDC/LDFA boards, who's recommendation to the planning commission was to consider a reduction in the amount of developed parking; holding 16 spaces on the south (M-75) side of the building in reserve and to leave the south side of the building open and use any other portion of the land around the building at a later date if necessary for parking. No concerns or issues were raised with any of the department heads at their review.

**Jason Marnin – Surgcenter Development Team** – We agree with the recommendation with the deferment of the 16 parking spaces. The trees shown will not be planted at this time to give direct view to the beautiful building.  
Public comment opened at 5:08 pm

**Scott MacKenzie: 847 W. Division St.** – I remember at previous meetings the discussion about excessive parking, and feel that the deferment is a good decision at this location.

Public comment closed at 5:09 pm

Board Discussion

**McPherson** – The other facilities you have, what are their parking regulations?

**Marnin** – For facilities of this size typically 26 – 30 spots

**Newton** – Are any of the requested deferred spots included in the final plan?

**McPherson** – Yes, however, there is an option to the Planning Commission if you choose to defer, and can be constructed at a later date if needed

**Newton** – If the maximum staff is on duty, 27 spaces are utilized for them, do you have anytime that overflow is needed?

**Marnin** – It varies day to day the number needed with staff and patients.

**St. Dennis** – Boyne City is trying to keep street trees, you have eliminated all of the street trees along M75, I don't like the total elimination of the trees. I agree with the reduction in parking.

**Newton** – I like your choice of shrubbery, it is very elegant in design and layout

**Marnin** – Nine trees are new, there is quite a bit of existing trees that will remain. The recommendation from the EDC/LDFA is to eliminate the new trees

With no further comments the board began to review Section 19.40 Development Plan Approval Criteria

Discussion of 19.40(I) - **Motion by Ross, seconded by Newton**, to allow the reduction of the 16 spaces along the M75 side of the building.

**\*\*Motion**

Roll Call:

2019-5-20 7A.1

Ayes: Allen, Ellwanger, Neidhamer, Newton, Place, Ross and St. Dennis

Nays: None

Absent: Biskner and Kozlowski

Abstain: None

*Motion Carries*

**\*\*Motion**

Discussion of 19.40(K) – **Motion by Ross, seconded by Ellwanger** – to accept the landscape plan as presented with the exclusion of the 9 trees along M75 corridor.

Roll Call:

2019-5-20 7A.2

Ayes: Allen, Ellwanger, Neidhamer, Newton, Place, Ross and St. Dennis

Nays: None

Absent: Biskner and Kozlowski

Abstain: None

*Motion Carries*

**\*\*Motion**

With no further board discussion, **motion by Ross, seconded by Ellwanger**, adoption of the findings of fact 19.40 with the two amendments to the findings; 19.40(I) & (K)

Roll Call:

2019-5-20 7A.3

Ayes: Allen, Ellwanger, Neidhamer, Newton, Place, Ross and St. Dennis

Nays: None

Absent: Biskner and Kozlowski

Abstain: None

*Motion Carries*

**Development Plan  
review Lofts on Lake  
Street - 100 N. Lake  
Street**

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Planning Director McPherson reviewed his staff report included in the agenda packet, after previously collecting comments from the board and community members, Integrated Architects are here tonight to present the development plan for approval.

**Mike Corby – Integrated Architecture** – Excited to be here for final development plan approval. Basic design hasn't changed, just seeing more detail on landscape and storm water. We will address the ease of access for trash removal and turn the enclosure to 45 degree angle, EMS clearance is 14 feet from State Street. We are looking at reserving on street parking spots on Lake and State St. for loading. We will have one space signed at specific hours of the day, then available for public parking for non-loading hours. We feel that it is a great collaboration from previous dialogues. Sample boards of materials that will be used were presented. Three brick colors were shown, and painted siding colors were discussed.

Public Comment opened at 5:45 pm

**Michelle Cortright: 221 Water St.** – Member of the Main Street and Boyne Housing Solutions boards, speaking in favor of this project as this is exactly what we have been working towards, this is for residents and not visitors, we desperately need this development to attract and obtain workers.

**Craig Walts: 111 N. Park St.** – This development will wrap around my house, I will lose my water views and afternoon sun. There will be a lot of cars coming and going. Will they use the existing alley as an entrance? Their garbage will be in my back yard, I don't want to smell that, as I'm sure you wouldn't.

**Jeff Thompson: 1024 West St.** – I am a business owner, and have lost many viable and talented employees because of the lack of affordable housing. This project will be economically viable to my business as well as many others in the area.

**Kelsie King – Duff: 113 S. Lake St. Main Street Director** – Read the Main Street resolution approving of the development

**Michael Cortright: North Country Cycle Sports business owner** – I know firsthand how difficult it is to find affordable housing, as I was unable to find any for myself initially, and it is also difficult for employees to find housing so we are losing talented people. A lot of money is leaving Boyne City because of the lack of housing, the employees are spending it where they are finally able to find housing, which is not here.

**Zachary Knott: 2574 Main Street** – The development is very beneficial for all types of housing. Young entrepreneurs want a place to live and work to contribute to the community right in town.

**Ward Collins: 1209 Wildwood Heights** – Our area is desperately short on housing, employers are unable to hire employees due to the shortage of housing. This organization has been very responsive to the community comments and have put together a plan conforming to our downtown area. This will make housing available to employees who want to walk to their jobs downtown

**Chelsey Dohn: 1119 West St.** – Low wage earners appreciate these kinds of developments within walking distance to everything. I'm concerned about the number of studio and one bedroom apartments. Is there wiggle room in the plans for additional two bedroom units for possible roommate situations?

**Evy Erickson: 526 N. Lake St.** – A 3 story building is not family friendly, there is no place for kids to play and it is on the main drag. Where are you going to come up with the needed parking? There are other vacant buildings in town, why not make use of those, I believe a 3 story building is too much for this area.

**Elizabeth Looze: 54 N. Snyder Rd. Non-profit Executive Director** – A nonprofit partnering with the City of Boyne is not often done in communities. This organization is unique in the development community and their profit margin is going to be much smaller. This plan meets all of the zoning ordinance standards, I encourage you follow your zoning and approve this amazing opportunity for Boyne City.

**Scott MacKenzie: 847 W. Division St.** – We used to have a 4 story motel on Lake Street. This meets all of the plans, guidelines, goals, expectations and visions we have set for our community, I encourage you to endorse the presented plans.

**Larry Chute: 414 High St.** – Speaking in support of the development. Can you reduce the restaurant to office or retail use? I believe height is not a problem, the current design mimics our downtown feel.

**Sherry Thompson: 323 Terrace St.** – As a business owner, I am in full support of this project. We are having trouble hiring due to a lack of employee housing opportunities. This will add 42 more fulltime residents taking advantage of what this development will offer. It is beautiful and I hope you approve it.

**Adam Graef: 1296 Marshall Rd.** – I am in support of this building. Last meeting the developers were ready to walk; and you said you would consider the parking variance, and hope we can get this passed.

**Kim Akin: 340 W. Main St. Gaylord, Boyne Area Chamber Director** – I can attest to the lack of work force housing. The only reason I commute from Gaylord is because I could not find any place to live. If this were available when I came to town, I would be living here.

**Mike Long: 123 N. Park St.** – If the alley is closing, why was there no notice? With their issue of parking, why didn't they contact me again? Has parking been met, if you give them a pass, it will affect my business.

**McPherson** – No alley has been closed or vacated as a part of this request, nor has the alley been requested to be closed

**Pam Macksey: 1110 Jefferson St.** – Local business owner and in full support of this project, there is a lot of need for affordable housing.

With nothing further, public comments closed at 6:10 pm

Board discussion

**St. Dennis** – What will the width of the sidewalks be on Lake Street?

**Corby** – The width of the sidewalks will vary depending on the location with some entrances being recessed. Pavement will be added to the right of way at our expense for the parking on Lake and State Streets, but sidewalks average width will be 8 to 10 feet.

**St. Dennis** – What about available lighting for employee and residential safety?

**McPherson** – They will be installing 5 matching street lights on Lake and State streets to what the city has installed downtown and parking lot lighting will be provided on the east side.

**Marilyn Crowley** – We have attempted to look at comparable in the area, and there are none. When a one bedroom unit becomes available, we always have a wait list to fill it and studio apartments rent quickly also. Two and three bedroom units, often sit vacant for longer periods of time.

**Place** – Because the DPW trackless is unable to clear the sidewalks, the building occupants will be responsible to keep them clean due to the façade setback and protrusions and closeness to the building.

**Crowley** – That is correct. If approved, we hope to start construction in the fall and anticipate a 12 month building time frame.

With no further comments the board began to review Section 19.40 Development Plan Approval Criteria and Section 10.50 CBD (Central Business District) Development Requirements

**\*\*Motion**

Discussion of 19.40(I) & 10.50(M) - **Motion by Neidhamer, seconded by St. Dennis**, to allow the reduction of the required parking spaces down to 69 on site and 13 public, based on the availability of surrounding public parking and the presented site plan.

Roll Call:

2019-5-20 7B.1

Ayes: Ellwanger, Neidhamer, Newton, Place, Ross and St. Dennis

Nays: Allen

Absent: Biskner and Kozlowski

Abstain: None

*Motion Carries*

**\*\*Motion**

With no further board discussion, **motion by Ellwanger, seconded by Ross**, approval and the adoption of the findings of facts Section 19.40 and Section 10.50 with the amendments to the findings; 19.40(I), 19.40(J) & 10.50(M).

Roll Call:

2019-5-20 7B.2

Ayes: Allen, Ellwanger, Neidhamer, Newton, Place, Ross and St. Dennis

Nays: None

Absent: Biskner and Kozlowski

Abstain: None

*Motion Carries*

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5 minute recess taken at 6:37 pm

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**Preliminary Review  
Lake View Village**

Planning Director McPherson reviewed his staff report included in the agenda packet. The manager is here for preliminary review to gather information and comments on their proposed expansion with units on Lake & Park Street. It is zoned appropriately for this so will be an amendment to an existing permit.

**Kathy Johnson – General Manager of the Lake View Village** - We are currently at full capacity. We are looking at 12 single section homes on Park Street and 9 sectional homes with car ports on Lake Street. It sounds like this will help the city with lack of housing. We are also looking at a new community center and office space area. If we receive approval from the city, we will then have to apply to the state for approval also.

**McPherson** – One of my concerns is the proposed driveway onto Lake Street, would like to see the all the units be accessed from inside. May need to look at the ordinance requirements as a 25,000 open space/area is required as a part of this type of development. We can look at it, may require a few less units or look at how this board will interpret space.

**Place** – I agree with removing the curb cut out onto Lake St.

**Johnson** – So you would prefer no curb cuts on Lake Street? I actually think the removal is a good idea for safety reasons also.

**McPherson** – With the additional impervious surfaces, storm water management must be looked at to see how it will be handled and contained.

**Neidhamer** – Could the new community center be considered as open space or recreational space? It will be at the Planning Commission discretion as part of the calculations.

**Johnson** - Our demographics in this park are older residents, so having parks for kids would not be a high priority for us, just having open space available is.

**Allen** – Occasional trees?

**Johnson** – we would provide a landscaping package for approval

**Place** – I am very much in support of the additional development and housing and think it is much needed.

Public comment opened at 6:55 pm

**Kevin Clements: 310 Groveland St.** – Part of this new development will be in my backyard, what financial impacts will be for me and the Landings? This park does a really good job, and I just want to know what they are actually going to do with zoning so close to my property.

**Monica Ross: 109 E. Michigan Ave.** – I think the utilization of that space is a wonderful addition. What requirements will there be for landscaping on Lake Street, what is going on with the water draining?

**Johnson** – that is an artesian well on the property, and we would really like to keep it flowing and save it

**Evy Erickson: 526 N. Lake Street, in the mobile home park** – There is more room on Park Street, and the proposed community center, I believe that 90% of the residents are opposed to it, as it is underutilized now. The park is nicely kept up, and that is because the residents keep up their homes. Very little outside help from management.

**Larry Chute: 414 High Street** - Worthwhile addition along Park Street, concerned about additional units on Lake Street and the setback. With the current grading, maybe have some orderly screening with landscape.

**Gordon Prince: Lot #92, Lake View Village** – I'm right across from the development on Lake St. and it will personally affect my way of life. The elevated berm for the current open space has always looked pleasant, and if you put additional homes there, aesthetically they will not be very attractive. I would like to see the open space remain for the views and the use that it does get at times.

**Jane MacKenzie: 847 W. Division St.** – I think the additional housing is a great idea, my concern is possible environmental impact from the old factory that use to be on this site so how will that be handled?

Public comment closed at 7:05 pm

Board Discussion

**Neidhamer** – Regards to zoning within their boundaries, how are they zoned? Is it different?

**McPherson** – They own all of the property currently, and it is zoned MHE (Manufactured Housing District)

**Neidhamer** – I did not read all of the specifications for this district, what are the zoning requirements on the setbacks?

**McPherson** – Depending on what it is adjacent to like property lines, streets, interior roads, another lot, all those things will need to be accommodated during the review. They will have to submit plans to meet those.

**Johnson** – The contamination on Lake Street was remediated by the DEQ and we have the information if necessary

**Place** – More landscaping on lake street to soften the view, possibly houses on the berm kinda like Harborage Park

**St. Dennis** – I have safety issues with the hedges pulling out on Park Street, is there anything that can be done because they block the view?

**Johnson** – Yes we will take care of that right away.

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**Staff Report**

- Tomorrow before the City Commission meeting at 6:00 pm, will be an informational meeting on Public Act 210 for Lofts on Lake Street project
- On May 23<sup>rd</sup> at 3:00 pm in the Commission Chambers, will be a webinar presented by MSU Extension concerning Marijuana Laws; links can be provided if you would like to view, but are unable to attend.

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**Good of the Order**

- Welcome Rose to the Planning Commission

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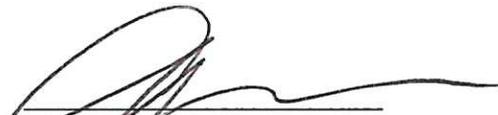
The next regular meeting of the Boyne City Planning Commission is scheduled for Monday, June 17, 2019 at 5:00 p.m.

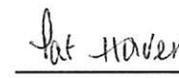
**Adjournment**

**\*\*Motion**

**2019-5-20-10**

**Allen moved, Newton seconded, PASSED UNANIMOUSLY** a motion to adjourn the May 20, 2019 meeting at 7:13 pm

  
Chair Aaron Place

  
Recording Secretary Pat Haver

