

**Meeting of
May 17, 2021**

Record of the proceedings of the Boyne City Planning Commission meeting held in the City Commission Chambers on Monday May 17, 2021 at 5:00 pm.

Call to Order

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

Roll Call

Present: Jim Baumann, Larry Chute, Skylar MacNaughton, Nicole Moblo, Tom Neidhamer, Jeff Ross (Arrived at 5:03 pm) and Aaron Place
Absent: Monica Ross
Vacancy: One

Motion

2021-05-17-02
Neidhamer moved, Chute seconded, passed unanimously, to excuse the absence of M. Ross

Meeting Attendance

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

**Consent Agenda
Motion**

2021-05-17-03
Baumann moved, Neidhamer seconded, passed unanimously, a motion to approve the consent agenda, the Planning Commission minutes from April 19, 2021 as presented.

**Citizen comments on
Non-Agenda Items**

None.

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

None

Unfinished Business

None

New Business

**Planning Commission
Appointment
Recommendation**

Moved to the bottom of New Business to allow the second applicant time to arrive; she indicated that she would be available and present for the meeting.

**Future Land Use
Map Update**

Planning Director McPherson reviewed the need for an updated Future Land Use Map, as there have been several changes in zoning. The current owner of the Jefferson Street Fox Run project is looking into the possibility of purchasing the acreage adjacent to his property, the church property, and wanted to know if the Planning Commission would consider changing that designation to Manufactured Housing also? The board discussed the request and had questions about a PUD instead; after further discussion, the board felt that it would be best to rezone to Manufactured Housing, if that request ever came before the Commission. One board member discussed changing some of the zone designations to Mixed Use to allow for some flexibility. Could do a residential overlay in certain areas. The Industrial Park was discussed again as a possible place for residential housing along the outskirts and recreational areas. The Dog Park, Community Garden is city owned property, which has the ability to transition into residential lots. At this point, the school is no longer interested in that area for single family housing units; however the Housing Solutions group is in favor of this area for potential residential units.

J. Ross out at 5:31 pm

Other changes to the FLU Map is an area that the 425 agreement has expired and those lots have reverted back to Wilson Township for jurisdiction. The area is where BC Pizza, Chase Bank and the Fieldcrest Hotel are. Questions were asked about the difference in Residential Open Space and Large Lots? McPherson indicated that there are subtle differences and now would be a perfect time to combine as changes need to be made anyway. Staff will bring back the changes discussed for future discussion.

**Planned Unit
Development
Ordinance
Discussion**

Planning Director McPherson discussed Article 18 Community Open Space Option of the Zoning Ordinance and submitted a draft for review. A TRD/RED district overlay could potentially give a higher density in housing, change minimum structure size, and re-evaluate setbacks. It is a two-step process; first would be a public hearing for a preliminary review and the second and final review would also be a public hearing. There would be a timeline that would need to be adhered to. Questions were asked about the lack of short term rentals in Section 18. Staff indicated that it was not a good place for that type of ordinance. It should be stand alone. The city is looking into the number of units that are currently within the city limits. Currently there is state legislation proposed that would not allow municipalities to regulate these types of rentals. Changes to the Planning & Zoning Enabling Act would occur. With any public hearings a 300 ft. notice would be sent out; there would be an opportunity for public input. Changes could allow for small unit duplexes, and the ability to have smaller homes for those who have aging family members. With the board discussion it was a good start with giving staff direction with several ideas. Changes will be made to this section also, and brought back for future discussion.

**Planning
Commission
Appointment
Recommendation**

This item was moved from the beginning of new business to allow for the opportunity of the second candidate to arrive at the meeting; that did not occur. Applicant Tim Nemecek was in the audience and was given an opportunity to introduce himself and give the board a little bit of background on his interests and experience. He would come to the board with some practical experience with other boards that he serves on, however has never been on a planning commission. His real estate experience has given him some insight into housing needs and the lack of housing. When asked why this commission, he responded that community involvement is his passion, he likes to serve his community anyway that he can as shown by the various boards that he currently is on. His real estate job allows him the flexibility to set his own hours. He is also running for a position on the City Commission. When it was discussed that we already have a City Commission liaison on the board, Tim indicated that if he won one of those seats he would step back; however, does not want to lose the current opportunity to serve. After applicant and commission question and discussion, **motion by Baumann, seconded by Place** to recommend the appointment of Tim Nemecek to fill the remainder of Rose Newton's term on the board.

Motion

2021-05-17-7A

Roll Call:

Ayes: Baumann, Chute, Neidhamer and Place

Nays: MacNaughton and Moblo

Absent: J. Ross and M. Ross

Abstain: None

Vacancy: One

Motion Carries

Staff Report

- Have a lot going on currently.
- Daifuku is coming along

- Fox Run development is about a year out, due to unit shortages. Lakeview Village was able to obtain units, so those should be installed shortly, they are currently working on the footings.
 - Lofts on Lake Street will begin demolition after the Mushroom Festival with no clear time period when they will begin construction.
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Good of the Order

- Questions were brought up again about Mixed Uses and the possibility of including in certain zoning districts to allow for additional flexibility for business and residences in the same area. Would it take care of some of the spot zoning. Areas discussed was along State Street going out of town. That area already has a mix us of businesses and residence.
 - MacNaughton has met with Tim Faas, DPW Director and have determined spots at Avalanche for Monarch Butterflies and signage will be created.
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Adjournment

The next regular meeting of the Boyne City Planning Commission is scheduled for Monday, June 21, 2021 at 5:00 p.m.

2021-05-17-10

Motion

Moblo moved, Chute seconded, passed unanimously, a motion to adjourn the May 17, 2021 meeting at 6:19 pm



Chair Aaron Place



Recording Secretary Pat Haver