

Approved:

Meeting of September 20, 2021	Record of the proceedings of the Boyne City Planning Commission meeting held in the City Commission Chambers on Monday September 20, 2021 at 5:30 pm.
Call to Order	Chairman Aaron Place called the meeting to order at 5:30 p.m.
Roll Call	Present: Jim Baumann, Larry Chute, Skylar MacNaughton, Nichole Moblo, Tom Neidhamer, Aaron Place, Jeff Ross and Monica Ross Absent: Tim Nemecek
Meeting Attendance	City Officials/Staff: Planning and Zoning Director Scott McPherson, Recording Secretary Pat Haver and BCHS student member Alexia Reed Public Present: None
Consent Agenda Motion	2021-09-20-03 J. Ross moved, MacNaughton seconded , a motion to approve the consent agenda, the Planning Commission minutes from August 16, 2021 as presented. Roll Call: Ayes: Baumann, Chute, MacNaughton, Moblo, Neidhamer, Place, J. Ross and M. Ross Nays: None Absent: Nemecek Abstain: None Motion Carries
Citizen comments on Non-Agenda Items	None
Reports of Officers, Boards and Standing Committees	None
Unfinished Business	None
New Business	Planning Director McPherson reviewed his staff report included in the agenda packet. During the last meeting, board members wanted staff to bring back amendment language to eliminate the minimum 500 ft separation distance between Bed and Breakfast land uses, which was done at the August meeting, so tonight a public hearing has been scheduled for input on the amendment language. Section 21.68 (G) would be stricken from the Zoning Ordinance eliminating the distance requirement and the existing section 21.68(H) would be renumbered to become 21.68(G).
Public Hearing	
Proposed Zoning Ordinance Amendment to eliminate the 500 foot separation requirement for Bed and Breakfast locations	Public Hearing was opened at 5:33 pm With no public comments, the public hearing was closed at 5:33 pm Board Discussion Board members understand that the application for a designation of a bed and breakfast establishment will still need to come before the board because of the conditional use. The major difference in short term rentals and bed and breakfast establishments is that B&Bs are owner occupied and may have more than one "family" occupying the space at the same time, while short term rentals are not owner occupied and typically are smaller residences with only one family unit in residence at one time. With some of the larger homes along State Street, Elm Street and Terrace Street, will this cause an overload of B&Bs? In the past

18 years with only 4 applications for B&Bs; staff does not feel that there will be any problems as he does not see any demand for them. There are a lot of regulations for a B&B, so if the board can reduce one of the burdens by eliminating the 500 ft separation restriction that would be helpful. There is not an existing time limit that someone can stay in a B&B; so this may help with some of the short term housing requirements for temporary employees in the health care and manufacturing fields. The board discussed the possibility of eliminating the 500 ft separation requirement in all of the districts except the TRD, some felt that it would deter from the neighborhood character and they like to know who their neighbors are; others felt that the regulation would only enhance the character of neighborhoods, as the owners would be present to make sure that there are no problems. Chair Place asked Planning Director to help facilitate Section 2.50(B) Findings of Facts. After reviewing the findings of fact and with no further board discussion, **motion by M. Ross, seconded by Baumann** to recommend to the City Commission approval of the proposed amendment language change to the zoning ordinance for the elimination of the provision as stipulated by section 21.68 (G), renumbering 21.68(H) to become 21.68(G) as reviewed by Section 2.50(B) Findings of Fact

Motion

2021-09-20-7A

Roll Call:

Ayes: Baumann, Chute, Moblo, Neidhamer, Place, J. Ross and M. Ross

Nays: MacNaughton

Absent: Nemecek

Abstain: None

Motion Carries

Staff Report

- There will be a zoom Housing Summit again this year, to be held October 19th through the 21st. Some sessions will be live and some will be a recording. If interested in registering let staff know

Good of the Order

- What is the status on the Fox Run Development? They are moving forward with infrastructure work soon. The Charlevoix County Drain Commissioner has raised some issues with excess storm water. Even though there is a Storm Water Ordinance that is monitored by the county, our ordinance allows for retention ponds and overflow into the city's storm sewer system. They are anticipating homes to be placed next year.
- What is the status on the Lofts on Lake Street Development? No updates, however, Marilyn Crowley will be a speaker at the housing summit in October so we could certainly ask her then. However, some of her other developments around the state have either been completed or have started, so the development in Boyne should be starting soon, hopefully.

Adjournment

The next regular meeting of the Boyne City Planning Commission is scheduled for Monday, October 18, 2021 at 5:30 p.m.

2021-09-20-10

Motion

Chute moved, MacNaughton seconded, passed unanimously, a motion to adjourn the September 20, 2021 meeting at 6:19 pm

Chair Aaron Place

Recording Secretary Pat Haver