

**Meeting of
January 16, 2012**

Record of the proceedings of the Boyne City Planning Commission meeting held at Boyne City Hall, 319 North Lake Street, on Monday, January 16, 2012 at 5:00 P.M.

Call to Order

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

Roll Call

Present: Gretchen Crum, George Ellwanger, Chris Frasz, Jane MacKenzie, John McCahan, Lori Meeder, Tom Neidhamer and Joe St. Dennis
Absent: Jim Kozlowski

Meeting Attendance

City Officials/Staff: Planning Director Scott McPherson, Main Street Manager Hugh Conklin and Recording Secretary Pat Haver
Public Present: Three

Consent Agenda

****MOTION**

2012-1-16-3

McCahan moved, Crum seconded, PASSED UNANIMOUSLY a motion to approve the consent agenda. Approval of the December 19, 2011 Planning Commission minutes as presented.

Comments on Non-Agenda Items

None

Reports of Officers, Boards and Standing Committees

None

Unfinished Business

None

New Business

Vice Chair MacKenzie excused herself from this portion of the meeting due to a conflict. She is assisting Mr. Kruzal in obtaining financing from Mshda for his project; in return her office will be receiving fees for that service.

Ken Kruzal Sketch Plan Review for 310 S. Lake St.

Planning Director McPherson reviewed his staff report that was included in the agenda packet. Ken Kruzal would like to add (2) residential units to his property in the attic space, and is seeking a deferment of one additional parking space. At the time of the original approval the project received a variance of (8) spaces; and with the addition of the 300 sq ft. office last year, and the (2) proposed one bedroom units requires a total of 9 parking spaces. Because this is in the CBD, (Central Business District) the Planning Commission has the ability to review parking requirements and can reduce or waive those if it seems to fit the use of the building, and proximity of additional parking.

Ken Kruzal, owner - Gave a brief review of what he is requesting and what exactly has occurred in the past with variances and amended building layout. He is managing the old Pippen's parking area, and currently renting 6 spaces from them. The other two tenants of the building are also renting spaces for parking.

Board Discussion

Crum - Would the deferment be only under his ownership?

McPherson – No, it goes with the property.

St. Dennis – I thought that the wooden garage belonged to the property? Only available parking is currently on Lake St., or the yearly rental of the 6 spaces. What happens when Kruzel quits renting those spaces or stops managing the parking lot, what would happen to the surrounding businesses?

Frasz – Echo what St. Dennis has stated, important to look at the already granted variance of 8 spaces, and now asking for an additional one, I have a concern with the one office space and 5 residential units, and no parking, it is huge.

Neidhamer – I disagree, last year we looked at parking downtown and felt that we were 20 to 40% over parking requirements now, one deferment, as I see it, is not a problem, as it fits with walkability, has potential with nearby private parking, and public on street parking.

Frasz – I'm thinking long term, and this goes with the property, so is a big decision if nearby parking becomes unavailable.

Kruzel – My tenants already park in the Peninsula Beach parking lot, and I have my son and his friends use that lot also, so as not to take up close parking. The 6 spaces that I rent, is to be a good neighbor.

Meeder – I agree with Tom's views, and am ok with the reduction.

St. Dennis – There is short term parking in front of Lake Street Market, which is next to this property. Concerned about the store front parking, especially during the busiest time of the year. We could have dual use parking: use during day for businesses, and at night for residential.

Neidhamer – To clarify, this is for the deferment of one more parking space for a total of nine.

After board discussion, **moved by Meeder, seconded by Ellwanger** to approve the deferment of one additional parking space due to the adequacy and availability of nearby parking, for a total of nine spaces.

****MOTION**

2012-1-16-7A

Roll Call:

Ayes: Crum, Ellwanger, Frasz, McCahan, Meeder, Neidhamer and St. Dennis

Nays: None

Abstain: MacKenzie

Absent: Kozlowski

Motion Carried

**Boyne Country
Provisions Sketch Plan
Review**

Planning Director McPherson reviewed his staff report that was included in the agenda packet. Boyne Country Provisions is before the board for review of the proposed façade renovations.

Ed Brehm, owner – Gave a review of the proposed façade renovations. There will be an additional 13 foot extension at the back of the building for storage of kegs and cans, and will then replace the existing cooler at the back of the building. There will be a smaller area for a couple of containers for trash and recycling. It has been before the Main Street design committee due to very specific requirements that must be met for grant approval. This has also been approved by SHIPO (State Historic Preservation Office), which has strict requirements to fit into the historic details of the downtown, in order to obtain the 75% - 25% matching grant. The glass entry and windows on Water Street,

lighting, and building materials were all selected based on historic characteristics, and we hope to have all of the renovations completed in the next 6 to 9 months, however, are required to be completed within 12 months. We will continue with the bricks on the back of the building, and tasteful surroundings around the dumpster area.

McPherson - Provided the commission with findings going over the various site plan aspects, and did not find anything that would bring up issues. Looks like it meets all applicable ordinance criteria.

Board Deliberation

Ellwanger - I love the design.

Meeder - It's exciting for a very important corner.

St. Dennis - Will the windows be recessed?

Brehm & Brzezinski - It will have limestone sills, and will be recessing the front entrance on the Water Street side. The side entrance will remain, but will be replacing the door and glass.

McCahan - Looks great, and I feel that we don't need to go through the findings of facts. Crum, Frasz, Meeder, Neidhamer, St. Dennis all agree.

Frasz - The storage enclosure looks seamless.

Brehm - Continuing the existing roof line has made it seamless. There will be a small area of containment that will hide the dumpsters. The low galvanized railing will remain, and we will put in some sort of nice wooden fence, to match the boardwalk.

After board discussion, **moved by Ellwanger, seconded by McCahan** to approve the sketch plan review as presented by Boyne Country Provisions, and accept the findings of fact as presented.

****MOTION**

2012-1-16-7B

Roll Call:

Ayes: Crum, Ellwanger, Frasz, MacKenzie, McCahan, Meeder, Neidhamer and St. Dennis

Nays: None

Absent: Kozlowski

Motion Carried

Planning Director McPherson reviewed the changes that had been proposed by this board. Believe it is a good thing to have cross representation of the City Commission to this board. To have discretion, remove the word shall in item 2A. This may require the board to dissolve, then will have to make reappointments of the current board and appoint officers. The terms may change.

After board discussion, **moved by Crum, seconded by Meeder** to recommend approval of the draft Planning Commission Ordinance, with the suggested change in text to Item 2A, to the City Commission.

2012-1-16-7C

Roll Call:

Ayes: Crum, Ellwanger, Frasz, MacKenzie, McCahan, Meeder, Neidhamer and St. Dennis

Planning Commission Ordinance

****MOTION**

Nays: None
Absent: Kozlowski
Motion Carried

Chicken Ordinance review

Planning Director McPherson reviewed the Traverse City and Petoskey chicken ordinances, along with information supplied by the MSU Extension office that was included in the agenda packets. Board agreed that the Petoskey model meshed with some language from the MSU Extension bulletin was the best fit with the outcome of simplicity. It should be included in the zoning ordinance, for the code enforcement officer to handle. Staff to finalize the language and present for one last review prior to a public hearing anticipated for March.

2011 Annual Planning and Zoning Report and Staff Report

Planning Director McPherson reviewed the annual 2011 Planning and Zoning report that was included in the agenda packet.

- Kirtland Products are continuing to work towards rectifying their noise issues.
- McCahan would like to see the city look into developing a good and enforceable noise ordinance.
- February 7th 6:00 pm has been set for the annual Joint Boards and Commission meeting, which has been suggested to be a work session; location in the auditorium at city hall.

Good of the Order

- The Planning Commission members have received emails from Jim Hevey with Devlon, and they have chosen to not engage in communication with them at this time.
- Master Plan is coming up for the 5 year review, commission to work proactively on that and continue with ordinance language cleanup and review.
- Goal setting session went well, will broadcast findings to everyone soon.

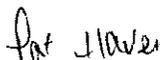
Adjournment

The next regular meeting of the Boyne City Planning Commission is scheduled for February 20, 2012.

****MOTION**

2012-1-16-10

Neidhamer moved, St. Dennis seconded, PASSED UNANIMOUSLY a motion to adjourn the meeting at 6:56 p.m.


Pat Haver, Recording Secretary


Tom Neidhamer, Chair