

**Meeting of
January 15, 2018**

Record of the proceedings of the Boyne City Planning Commission regular meeting held at Boyne City Hall, 319 North Lake Street, on Monday January 15, 2018 at 5:00 pm.

Call to Order

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

Roll Call

Present: George Ellwanger, Chris Frasz, Jim Kozlowski, Tom Neidhamer and Jeff Ross
Absent: Ken Allen, Jason Biskner, Aaron Place and Joe St. Dennis (arrived at 5:03 pm)

Excused Absences

2018-01-15-02

****Motion**

Ellwanger moved, Neidhamer seconded, PASSED UNANIMOUSLY, a motion to excuse the absence of Biskner.

Meeting Attendance

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

Public Present: 10 including a quorum from Wilson Township Planning Commission, Boyne Valley Supervisor Sue Hobbs; Kathleen Duffy from Smith Group JJR and Brad Strader from MKSK Studios who are part of the Technical Assistance Team from MEDC (Michigan Economic Development Corporation)

Consent Agenda

2018-01-15-03

****Motion**

Neidhamer moved, Ellwanger seconded, PASSED UNANIMOUSLY, a motion to approve the Planning Commission minutes from December 18, 2017 as presented.

**Citizen comments on
Non-Agenda Items**

None

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

None

Unfinished Business

None

New Business

**Joint meeting with
Wilson Township
Planning Commission
to review the draft M-
75 corridor
improvement plan**

Planning Director McPherson reviewed his staff report that was included in the agenda packet. The purpose of the joint meeting tonight is to discuss the draft M-75 corridor improvement plan with the officials from Wilson and Boyne Valley Townships along with the technical assistance team from MEDC. Discussion about the vision of the gateway corridor has been discussed by a steering committee for several months, and this is the first collaborative draft for review and input. Kathleen Duffy from Smith Group JJR facilitated discussion through a power point presentation of the handout that was included in the agenda packet about site designs, lighting and signage, architecture and non-motorized use pathways and then turned the presentation over to Brad Strader from MKSK to discuss Access Management. The goal is to incorporate shared standards and implement them into zoning ordinances for each municipality which may need to be done with amendments to the existing ordinances. Even if a design is not immediately implemented, if it is within the parameters of your ordinances, MDOT looks more favorably upon giving assistance during road reconstruction efforts. Following tonight's discussion, it was asked that each board member review the plan and give any suggestions, comments or concerns to Scott

within the next couple of weeks, so that he can compile the information and forward it to Kathleen or Brad for review and implementation.

Review proposed ordinance amendments for dwelling definition and Schedule of Regulations

Planning Director McPherson reviewed his staff report that was included in the agenda packet. At the December meeting staff was directed to develop some draft amendment language to address the issue of minimum dwelling sizes and amendments to the definition of a dwelling. In the agenda packet were draft amendment changes to the schedule of regulations and additional language to the TRD, WRD and RED districts that is being proposed. It is the preferred policy that definitions be a description of the term and not contain specific or unique standards; so a proposed amendment to the dwelling definition would eliminate the 6 items that detail the specific unique requirements of a dwelling in Boyne City. It is also being suggested that the minimum width requirements be incorporated into the schedule of regulations for the TRD, RED and WRD districts. By eliminating the minimum width from the definition, making it standard applicable in these districts, it would remove the minimum width requirement for single family dwellings allowing narrower structure widths to be incorporated in the MFD. During board discussion, it was felt that the proposed amendment language would help to clean up the definition of a dwelling and to integrate into the schedule of regulations in the TRD, RED and WRD districts the minimal width requirements language. After board discussion, **motion by Ellwanger, seconded by Ross**, to proceed with the proposed language amendments as presented for the schedule of regulations and dwelling definition and to proceed with scheduling a public hearing.

****Motion**

2018-1-15-7B

Roll Call:

Ayes: Ellwanger, Frasz, Kozlowski, Neidhamer, Ross and St. Dennis

Nays: None

Absent: Allen, Biskner and Place

Motion Carries

Staff Report

The annual Joint Boards & Commission meeting has been scheduled for Thursday, February 8, 2018 at 6:00 pm in the commission chambers. This year along with individual board updates, they will be highlighting a single topic for discussion which will be the housing shortage. Everyone from the board was encouraged to attend.

Good of the Order

- Jim Kozlowski will not be available for the February, March and possibly April meetings.
- Discussion about the double yellow lines in front of the Post Office and people going over them when rounding the curve
- Any work being done on the sand erosion issue on Call St. Andy Kovolski, DPW Superintendent will be asked to look into it
- Flashing neon signs are popping up in a couple of business in town, is anyone looking into them? Assistant Planning Director, Patrick Kilkenny is already aware of them, and is dealing with it.
- The "Welcome to Boyne City" signs at the intersection of Division St. and S. Lake St. /Wilson St.

The next regular meeting of the Boyne City Planning Commission is scheduled for Monday, February 19, 2018 at 5:00 p.m.

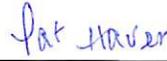
Adjournment
****Motion**

2018-01-15-10

Kozlowski moved Neidhamer seconded, PASSED UNANIMOUSLY a motion to adjourn the January 15, 2018 meeting at 6:59 p.m.



Chair Chris Frasz



Recording Secretary Pat Haver