

Meeting of  
January 20, 2014

Record of the proceedings of the Boyne City Planning Commission meeting held at Boyne City Hall, 319 North Lake Street, on Monday, January 20, 2014 at 5:00 pm.

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Call to Order

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

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Roll Call

Present: Jason Biskner, George Ellwanger, Chris Frasz, Jim Kozlowski, Jane MacKenzie, Lori Meeder, Tom Neidhamer, Aaron Place and Joe St. Dennis  
Absent: None

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Meeting Attendance

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

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Consent Agenda  
**\*\*MOTION**

**2014-1-20-03**  
**St. Dennis moved, Ellwanger seconded, PASSED UNANIMOUSLY**, a motion to approve the consent agenda; approval of the Planning Commission minutes from December 16, 2013 as presented.

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Comments on  
Non-Agenda Items

None

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Reports of Officers, Boards  
and Standing Committees

Welcome Jason Biskner to the Planning Commission. He was approved by the City Commission to fill the remainder of Gretchen Crum's term, which is due to expire on May 31, 2014.

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Unfinished Business

None

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New Business

Pre-application meeting  
with Dave Amato to  
review a proposal for  
single family apartment in  
the CBD

Planning Director McPherson reviewed his report in the agenda packet. Dave and Lynn Amato are considering converting an existing storage building in the Central Business District to a single family apartment. This structure is located in an alley between Main St. and Pine St., currently with no city utilities. It is a non conforming building and encroaches in the alley. Strictly residential CBD apartments are allowed but must meet setbacks. Downtown living is desirable, so apartments over a commercial space have been encouraged.

**Dave Amato: Owner of building** – I need storage space, not sure if the building is big enough for commercial, so thought residential uses, with parking spaces for tenants would be the best use, we would do a complete re-construction of the building. Some of the creative ideas that were discussed were two stories, commercial space below, residential rental unit on the second floor. This would afford a larger building as no setbacks are required for commercial/office uses in the CBD. If it were strictly residential it would need to adhere to setbacks, and would be a narrow structure. Another possible use would be a car port with outside stairwell to second floor, with commercial space or office in the front half and one car garage or storage in the back half on the first floor, with residential rental unit(s) on the second floor. This would be subject to development plan review, so the Amato's will think about this and come back to the board if needed. He has spoken to Dan Meads in the water/wastewater department for city utilities a couple of years ago, and will add these considerations to the plans.

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**Review Veterans Park Pavilion Concepts report**

Planning Director McPherson reviewed the Veterans Park Pavilion Charette report in the agenda packet. These ideas are for rehabilitation or reconstruction of the pavilion; to remain in the same location or move towards the waterfront. Consideration also needs to be taken into account for the city facilities update and what will be happening with those. It has been stated that the Farmers Market will remain outside during the summer/fall, when the pavilion use is at its highest. Roadway logistics could be a problem, and this will need to be looked into and addressed. Was brought to the board for their consideration, review and recommendations back to the Main Street Committee.

**2013 Annual Planning Report review**

Planning Director McPherson reviewed the 2013 Planning and Zoning report that was included in the agenda packet. A lot of good things and a couple of not so good things have been happening, and a lot has been accomplished as a department with both boards; new staff, new ideas and great energy.

**Review January 9, 2014 Goal Setting Session**

Planning Director McPherson reviewed the January 9, 2014 Goal Setting results that were compiled from the public forum session. This year, they began with the current list as the starting point and made additions or deletions. This gave the group the opportunity to review what the top goals were and if they were still a priority. Most of the items from the list remained, however, shifted in their importance. Five new items were added. Each item was given a "grade" on how the city is doing to accomplish that specific goal. Most of them fell in the B or C range, giving the city the opportunity to work harder at accomplishing that particular goal. An online survey is still being conducted to gather additional information.

**Staff Report**

- Joint Board and Commission meeting will be held on February 13, 2014 at 6:00 pm in the Auditorium at city hall.
- The Dog Park committee has met a couple of times. Michelle Carter is spearheading the group, and it has been fast tracked for completion. The location under current consideration is a little over 2 acre parcel of land the city owns that is relatively flat, with few trees on it that would need to be removed, and it is convenient. It is up in the North Boyne area near Escape and Ridge streets.

**Good of the Order**

- Place commented that the bike racks for downtown are in construction, and at this stage look great. There will be 4 completed and placed around town. They are getting a bigger bang for their money as the contractor is having such fun with this project; he just keeps going above and beyond what was originally contracted at no additional cost to the city.
- Kozlowski inquired about the promised fishing pier near the One Water project. It is still slated to be finished with the completion of Phase II or III of the project.

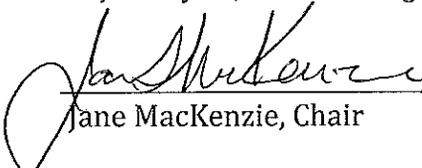
**Adjournment**

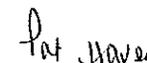
The next meeting of the Boyne City Planning Commission is scheduled for February 17, 2014 at 5:00 pm in the Auditorium.

**2014-1-20-10**

**St. Dennis moved, Place seconded, PASSED UNANIMOUSLY** a motion to adjourn the January 20, 2014 meeting at 6:12 p.m.

**\*\*MOTION**

  
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 Jane MacKenzie, Chair

  
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 Pat Haver, Recording Secretary