

**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

- 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