

**Meeting of
September 16, 2019**

Record of the proceedings of the Boyne City Planning Commission meeting held at Boyne City Hall, 319 North Lake Street, on Monday September 16, 2019 at 5:00 pm.

Call to Order

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

Roll Call

Present: Larry Chute, George Ellwanger, Monica Kroondyk, Skylar MacNaughton, Rose Newton, Aaron Place and Jeff Ross
Absent: Tom Neidhamer (arrived at 5:17 pm)
Vacancy: One

Meeting Attendance

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

- Welcome Monica Kroondyk to the commission. She brings years of planning experience from her previous position with Evangeline Township.
 - Effective immediately, Joe St. Dennis has resigned from the commission. We greatly appreciate his 29 years of service, wisdom and knowledge to the community and on this board, he will be missed.
 - Tom Neidhamer will be in attendance at tonight's meeting, however, will be a little late
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**Consent Agenda
Motion

2019-9-16-03
Ross moved, Ellwanger seconded, PASSED UNANIMOUSLY, a motion to approve the consent agenda, the Planning Commission minutes from August 19, 2019 as presented.

**Citizen comments on
Non-Agenda Items**

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

None

Unfinished Business

New Business

**Proposed Zoning
Ordinance
Amendments to Reduce
Housing Barriers**

Planning Director Scott McPherson reviewed his report that was included in the agenda packet. This information is a result of a number of proposed amendments to eliminate or reduce barriers to the development of future housing discussed in June of this year. It is being brought back tonight as we have new members appointed to the board since that meeting, for a final review prior to holding a public hearing. Particular sections that had amendments proposed are Article I – definition updates, Article IV – proposed amendments would allow accessory dwellings and duplex's as a use by right and permit multiple family units with a maximum of 4 units as a conditional use in the TRD; the board asked about also adding this to the RED district as well. Staff will look into adding similar language as requested. Article VII Manufactured Housing Development District (MHDD) majority of the changes were in terminology from Manufactured Housing Park to Manufactured Housing Development; clarify the Open Space requirement language, and allowing maximum density of 10 units per acre. Article X would eliminate setback requirements for apartment buildings in the CBD district and would permit dwellings on the ground floor of mixed use developments, which must be located in the rear of the

commercial uses with separate pedestrian entrances. The board concurred with these proposed amendments and directed staff to set up a public hearing for next month.

Tom Neidhamer arrived at 5:17 pm

Proposed Zoning Ordinance Amendments to Parking Requirements

Planning Director McPherson reviewed his staff report included in the agenda packet. In August the commission reviewed the assessment report from Annaka Norris of Cambourne Consultants, and as a result, staff is proposing amendments to Article 24 Parking Loading, and Access Management Requirements. There are two sections of the existing ordinance where the amendments will be incorporated, section 24.20 which would provide the opportunity for properties in the Downtown Core, which is defined as all properties in the Central Business District and the Transitional Commercial District, to pay into the Parking Improvement Fund in lieu of providing required off street parking. The amount to be determined for payment into the improvement fund will be determined by the annual budget, so any monetary changes can be done administratively with city commission approval. There is proposed a new section, 24.85, that would create new minimum parking requirements for properties in the downtown core. Due to the assessment report, there is proposed a 30 to 40% reduction in off street parking in the downtown core due to the availability of public parking. The Planning Commission still has discretion and control over when parking could/would be deferred. As development trends change, may need to look at requirements in the future for parking. Additional refinements will be made and staff anticipates a public hearing in November or December.

Storm Water Control Ordinance

Planning Director McPherson reviewed his staff report included in the agenda packet. East Jordan, Charlevoix and Boyne City have all been working together to come up with a storm water ordinance that fits the communities. There is an ordinance currently that is best suited for the townships. The City has the ability to designate an agent, either the County or someone else. The changes have been provided to the county and Tip of the Mitt Watershed Council and both are ok with the changes suggested. As the City Commission wants to protect our most valuable asset, the lake, we have instituted filtration systems prior to being discharged into the lake. The city placed a holding filtration tank in Sunset Park, and recently took out several trucks of garbage that had been filtered; the new construction projects on Cedar & Terrace streets have french drain systems installed. This commission was very passionate about remaining proactive to keeping the integrity of the waterfront areas. After board discussion, **motion by Newton, seconded by MacNaughton**, to recommend adoption of the proposed Storm Water Ordinance by the City Commission.

****Motion**

2019-9-16-7C

Roll Call:

Aye: Chute, Ellwanger, Kroondyk, MacNaughton, Neidhamer, Newton, Place and Ross

Nay: None

Absent: None

Vacancy: One

Motion Carries

Staff Report

- Scott McPherson reminded the commission of the free training provided by MEDC/RRC scheduled for September 30th in Petoskey. The deadline for signing up was September 6th; however, both he and Patrick signed up to “hold” a spot, so if you are interested in attending, please let him know.
- The pre-con meeting was recently held for the non-motorized trail from the airport to Boyne Falls and work will begin sometime around the 23rd of September in Boyne Falls and will work towards the airport; they will be staging equipment to clear cut

and grade the trail, pavement will be done next year along with work on a board walk to be completed at the south end of the Boyne Mountain airport.

Good of the Order

- What is the status of the short term rentals? McPherson advised that the City Commission has charged staff with identifying the impact of those on the city. An inventory has been done and there are approximately 100 units that have been identified most of them with Water Street Inn and other developments; which leaves about 40 units that are divided between homesteaded and non-homesteaded. We need to look at the economic impact if we do not allow where will they be displaced to, where will their money be spent if not in Boyne? We also need to look at the fact that available housing units are being bought up for vacation rentals, and it is difficult for young families to purchase homes. What is the best balance?
- What is the status of the Property Management Ordinance? McPherson advised that he has an upcoming meeting with the attorney on Thursday, September 19th.
- Last Friday, a meeting was held at city hall regarding Land Banks and Brownfield redevelopment. There was a lot of good discussion and great information was passed along. Additional meetings will be scheduled in the future.

The next regular meeting of the Boyne City Planning Commission is scheduled for Monday, October 21, 2019 at 5:00 p.m.

Adjournment

****Motion**

2019-9-16-10

Ross moved, Chute seconded, PASSED UNANIMOUSLY a motion to adjourn the September 16, 2019 meeting at 6:16 pm



Chair Aaron Place



Recording Secretary Pat Haver

