

**Meeting of
April 16, 2012**

Record of the proceedings of the Boyne City Planning Commission meeting held at Boyne City Hall, 319 North Lake Street, on Monday, April 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: George Ellwanger, Chris Frasz, Jim Kozlowski, Lori Meeder, Tom Neidhamer, Jane MacKenzie, John McCahan
Absent: Joe St, Dennis (arrival at 5:01 pm) and Gretchen Crum

**Excused Absence(s)
MOTION

2012-04-16-2
McCahan moved, Meeder seconded, PASSED UNANIMOUSLY a motion to excuse the absence of Crum.

Meeting Attendance

City Officials/Staff: Planning Director Scott McPherson and Clerk / Treasurer Cindy Grice
Public Present: Five

**Consent Agenda
MOTION

2012-04-16-3
Ellwanger moved, MacKenzie seconded, PASSED UNANIMOUSLY a motion to approve the consent agenda. Approval of the March 19, 2012 Planning Commission minutes as presented.

**Comments on
Non-Agenda Items**

Hugh Conklin discussed the update provided the Planning Commission with information on the recent Market Study

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

None

New Business

Planning Director Scott McPherson presented the conditional rezoning request for the 1 Water Street property. The proposed plan would rezone the property from Waterfront Marina District to Central Business District to the proposed use of detached motel units. The proposed plan would eliminate the approved 37 unit hotel with 15 detached cottage units that would consist of a ground floor rental suite that close resemble a typical hotel room on the ground floor and two bedroom dwelling on the upper floors. There is commercial space being proposed on the ground floor of three of the cottages.

**Preliminary Review of
Conditional Rezoning
Request for 1 Water
Street submitted by Catt
Development**

Renderings of the originally approved plan and the new, proposed plan were provided. Glen Catt stated that nothing has been done to develop the property yet, they did not want to start and stop the project. It had not been taken to market yet so they decided to look at options other than the originally proposed hotel.

Wally Kidd of Kidd Leavey Real Estate said the challenge of financing a condominium, shared wall hotel is difficult. There is no money being lent by Fannie and Freddie Mae to do so. The project has to be 70% sold out.

Chair Neidhamer said to clarify, you cannot finance a conventional condominium unit unless it is 70 % sold out and cannot have any future phases. Mr. Kidd also added that big box lenders won't touch it if there is a rental attached to the unit. The goal is to start selling and marketing the project now.

Doug Mansfield of Mansfield and Associates, planner for Catt Development also spoke on the project and the proposed rezoning request. The cottage units are 10' apart, three stories tall. The height of the new project is 20% less than the original project and has 25% less density. Each unit has a one car garage, there are four different floor plans available; three units are planned to have cottage industries on the first level rather than the motel room. There will be a cottage for marina use. The remaining units will have a one bedroom rental space like a typical hotel room. It is not a site condo and all units will be maintained by an association. The marina will be marketed at the same time.

Lori Meeder stated these appear to be more marketable and Mr. Kidd said yes.

Mr. Kidd added that they are taking the same building, reducing the size, segregating the units. Properties today are very value driven. The rental allows owners to subsidize their unit. There is a demand for these. All driveway radiuses are in compliance with fire codes.

There was discussion on the project parking requirements. From the previous project, they are only losing 16 spaces, while losing 20% of the density.

Jim Kozlowski inquired about the construction sequence. Mr. Mansfield said they plan two or three foundations at a time. There is a lot of interest in the corner unit.

George Ellwanger said they have done a superb job of putting this together and inquired where the footpath between the marina and the marina office unit will be.

Glen Catt said there are only six slips left and praised City Harbormaster Barb Brooks for the great job managing their marina for the past few years.

John McCahan discussed combining the two south units of the plan.

Chris Frasz agrees with the project, but added it might be hard to justify in the Central Business District. Scott McPherson said they will also have to look at allowed uses.

Tom Neidhamer said we could not do this project in the waterfront marina district and Scott said that is correct.

2012-04-16-7A

Ellwanger moved, McCahan seconded, PASSED UNANIMOUSLY a motion to schedule a public hearing for the conditional rezoning for the 1 Water Street project for the May 21, 2012 Planning Commission meeting.

**Review Park Street
Reconstruction proposals**

Planner Director McPherson provided the Commission with the four possible plans proposed for the Park Street project. After discussion, the board expressed approval for option 2.

**Commissioner MacKenzie
excused**

Commissioner Jane MacKenzie was excused at 7:06 p.m.

**Planning Commission
Reappointment
Recommendations**

2012-04-16-7C

St. Dennis moved, Meeder seconded, PASSED UNANIMOUSLY a motion to recommend approval to the City Commission for the reappointment of George Ellwanger, Chris Frasz to a three year term expiring on May 31, 2015 and that Tom Neidhamer be appointed as City Commission representative.

Staff Report

Planning Director Scott McPherson discussed the MSU Extension invitation to be part of a short term workgroup exploring water quality protection through planning and zoning. Tom Neidhamer or Jim Kozlowski will be the Planning Commission representative to the workgroup.

Planning Director Scott McPherson said the Kirtland Citizens Committee is going to make a recommendation to the LDFA board on a consultant to be hired to identify the noise issues.

Good of the Order

George Ellwanger inquired on the status of the Devlon Site and Scott said they have until May 19 to clean the site.

Adjournment

The next regular meeting of the Boyne City Planning Commission is scheduled for May 21, 2012.

****MOTION**

2012-04-16-10

Neidhamer moved, Meeder seconded, PASSED UNANIMOUSLY a motion to adjourn the meeting at 7:19 p.m.

Cindy Grice, Clerk/Treasurer

Tom Neidhamer, Chair