

**Meeting of  
April 20, 2015**

Record of the proceedings of the Boyne City Planning Commission meeting held at Boyne City Hall, 319 North Lake Street, on Monday, April 20, 2015 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, Jim Kozlowski, Jane MacKenzie, Tom Neidhamer; Aaron Place and Joe St. Dennis

Absent: George Ellwanger and Chris Frasz

Vacancy: One

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**Excused Absence(s)**

**\*\*MOTION**

**2015-4-20-02**

**St. Dennis moved, Place seconded, PASSED UNANIMOUSLY**, a motion to excuse the absence of George Ellwanger and Chris Frasz

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**Meeting Attendance**

City Officials/Staff: Planning Director Scott McPherson, Main Street Director Lori Meeder and Recording Secretary Pat Haver

Public Present: Six including Consultant Mary Campbell from MC Planning & Design

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**Consent Agenda**

**\*\*MOTION**

**2015-4-20-03**

**Neidhamer moved, St. Dennis seconded, PASSED UNANIMOUSLY**, a motion to approve the consent agenda; approval of the Planning Commission minutes from March 9, 2015 as presented.

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**Citizen comments on  
Non-Agenda Items**

None

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

The Placeplan committee has met, and will be holding a public forum on Tuesday, May 19<sup>th</sup> at the Boyne City High School, unsure of the time; it is either 5:30 or 6:00 pm.

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**Unfinished Business**

None

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**New Business**

**Glen Catt project update**

Planning Director McPherson turned the meeting over to Glen Catt for an update on his project.

**Glen Catt** – There have been a couple of setbacks that have forced them into changing the plans. When the soil boring tests came back, they indicated that there is peat moss under the current structure and it isn't stable enough in order to support the proposed (3) story structure; a possible solution would be the use of pile systems that would need to go down several feet and are quite expensive. The old bus garage quonset hut roof must remain and is making it difficult as the trusses are not only old but are rotting out. Because this building is a registered historic building, they needed to petition for a variance in the truss structure and were denied. The major concern is the snow load that could potentially build up on the roof and the "wall" of the residential structure. The construction costs are closer to \$18.00 per square foot, and the top floor residential rate would not bear what it would take to recoup the investment. Some of the changes that are being made are: elimination of the 3<sup>rd</sup> floor, and the drive thru and interior parking so there will not be a bank on the south end to anchor the project; however, there is someone who is interested in a store front on the back side of the garage. They will be doing away with the green roof, again due to the extra weight; however, will still have the roof

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top deck. Because of the changes, they have shaved off 2.9 million of the overall construction costs.

**McPherson** – What is your time line? **Catt** – We will now be utilizing the existing Lakefront Mall building so there will not be any demolition of the structure just gutting the interior, start of the project looks to be after Labor Day. I will be down talking to the architect and engineers tomorrow so could have plans to the commission in May or June. The board had questions if the outside of the building has changed in color or materials due to the elimination of the 3<sup>rd</sup> floor.

**Lori Meeder: Main Street Director** – The Main Street board is very supportive of the project, and the life that it will bring to that part of town. He will be accessing Community Development Block Grants from the MEDC for securing additional employment and blight elimination (community rehab projects), National Historic Trust, and MiSHDA through affordable housing. The local investment is the city is working on an amendment to the TIF plan that will allow reimbursement of eligible expenses such as façade, barrier free handicapped access, and fire suppression of the project. Requirements of the grants are each project must generate income and the amendment will allow reimbursement only up the cost of the eligible expenses. Once reimbursements of those expenses have been taken care of, all of the tax money will go to the local community. This is a great public/private partnership. There will be a public hearing on the TIF amendment set for May 26<sup>th</sup> at the City Commission meeting.

**Review Master Plan Draft**

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Mary Campbell from MC Planning & Design facilitated discussions on the information in the agenda packet. The board liked the direction the plan was going, and had comments on the font used in Chapter 2; they would like it changed as it is difficult to read. On the Future Land Use Map the board asked about different ways to present the map, so that it was easier to decipher; possibly an overlay, no parcel lines, changing colors of the districts, and changing colors of the labels. Suggested changes will be made, and a full version will be presented at the May meeting.

**Staff Report**

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The interviews for the Assistant Planner position will be held on Monday, April 27<sup>th</sup>. They have chosen 5 to interview, and hopefully make a selection next week. Safe Routes to school we have the conditional commitment and expect the engineering process to begin next week, hope to begin construction in 2016.

**Good of the Order**

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- Citizens for a Better Boyne are working diligently to get the word out about the city facilities and their condition. They are encouraging everyone to attend one of the open houses that have been set and to get out and vote on May 5<sup>th</sup>.
  - Business Expo will be Thursday, April 23<sup>rd</sup> from 3:00 to 7:00 pm at the old Carters Building.

**Adjournment**

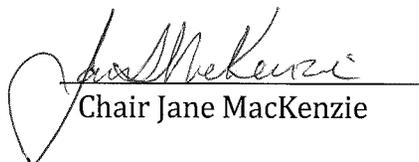
**\*\*MOTION**

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The next regular meeting of the Boyne City Planning Commission is scheduled for Monday, May 18, 2015 at 5:00 pm in the Auditorium.

**2015-4-20-10**

**St. Dennis moved, Place seconded, PASSED UNANIMOUSLY** a motion to adjourn the April 20, 2015 meeting at 6:09 p.m.

  
Chair Jane MacKenzie

  
Pat Haver, Recording Secretary