

**Meeting of
November 20, 2017**

Record of the proceedings of the Boyne City Planning Commission regular meeting held at Boyne City Hall, 319 North Lake Street, on Monday November 20, 2017 at 5:00 pm.

Call to Order

Vice Chair Place called the meeting to order at 5:16 p.m.

Roll Call

Present: Ken Allen (Arrived at 5:16 pm), Jason Biskner, George Ellwanger, Tom Neidhamer, Aaron Place

Absent: Chris Frasz, James Kozlowski, Jeff Ross and Joe St. Dennis

**Excused Absences
Motion

2017-11-20-02

Neidhamer moved, Biskner seconded, PASSED UNANIMOUSLY, a motion to excuse the absence of Frasz, Kozlowski, Ross and St. Dennis.

Meeting Attendance

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

Public Present: Five

**Consent Agenda
Motion

2017-11-20-03

Neidhamer moved, Ellwanger seconded, PASSED UNANIMOUSLY, a motion to approve the Planning Commission minutes from October 16, 2017 as presented.

**Citizen comments on
Non-Agenda Items**

Ted Macksey wanted to update the board with the progress that is being made on his development property on Jefferson St. Planning stages are moving cautiously along, looking at single family, multifamily and apartment/condo type units. He is still in the design phases and has spoken with some banks who are very excited about the potential and helping financially, and is working with others who are possible financial backers. He wanted to discuss a couple of items in the zoning ordinance that he feels need to be addressed. Several commission members from various city boards have attended housing summits, and he believes that the 24 ft. width requirement in the General Provisions is too restrictive. He passed out samples of smaller width homes that are far more flexible and cost effective to build and own, and would like the Planning Commission to discuss possible amendments to the ordinance to allow smaller width homes. The second item is in the Traditional Residential District where accessory buildings and attached garages are to be setback at least 10 feet from the front of the residences. Again, he feels that this is too restrictive and eats into the usable space in the rear lot. He presented the board with examples of models that he feels are within keeping to the spirit of good architecture and acceptable plans to his point of view utilizing bedrooms over the garages that are in line or set out from the front of the houses. He would like the Planning Commission to place these items on a future agenda for in-depth discussion. The board members discussed the request and has directed staff to place this on the next available agenda as an item for discussion.

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

McPherson advised the board that an M75 Corridor Planning meeting was recently held with members of Wilson and Boyne Valley Townships, along with consultants Kathleen Duffy and Brad Strader, to help develop a draft plan to be reviewed at the January 15, 2018 meeting. As a benefit of being an RRC Community, MEDC has paid for the entire cost of this plan. As a cooperative initiative commissioners from both Wilson and Boyne Valley Townships will be asked to attend for discussion.

****Motion**

With no further board discussion, **motion by Allen, seconded by Ellwanger** to recommend to the City Commission to establish a first hearing for the Zoning Ordinance Amendment to Article XX, based on meeting criteria 4 and 5 under Section 2.50.

2017-11-20-7A.2

Roll Call:

Ayes: Allen, Biskner, Ellwanger, Neidhamer, and Place

Nays: None

Absent: Frasz, Kozlowski, Ross and St Dennis

Motion Carries

Staff Report

Planning Director McPherson talked about upcoming meetings that are held annually with the City Commission and boards. The Goal Setting session that typically takes place after a new commission is seated in January are looking at holding it during the spring or summer when more residents are in town for feedback. They are also looking at different ways to garner more interest and comments. The annual Joint Boards and Commission meeting is held to update everyone on what each board has accomplished and looked into during the previous year, are looking at coming up with a particular item to focus on. As things progress, we will keep the board up to date

Good of the Order

None

Adjournment

The next regular meeting of the Boyne City Planning Commission is scheduled for Monday, December 18, 2017 at 5:00 p.m.

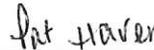
****Motion**

2017-11-20-10

Allen moved Ross seconded, PASSED UNANIMOUSLY a motion to adjourn the November 20, 2017 meeting at 5:41 p.m.



Vice Chair Aaron Place



Recording Secretary Pat Haver