

Approved: March 19, 2018

**Meeting of
February 19, 2018**

Record of the proceedings of the Boyne City Planning Commission regular meeting held at Boyne City Hall, 319 North Lake Street, on Monday February 19, 2018 at 5:00 pm.

Call to Order

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

Roll Call

Present: Jason Biskner, George Ellwanger, Tom Neidhamer, Aaron Place, Jeff Ross and Joe St. Dennis

Absent: Ken Allen, Chris Frasz and Jim Kozlowski

**Excused Absences
Motion

2018-02-19-02

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

Meeting Attendance

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

Public Present: 2

**Consent Agenda
Motion

2018-02-19-03

Ross moved, Neidhamer seconded, PASSED UNANIMOUSLY, a motion to approve the Planning Commission minutes from January 15, 2018 as presented.

**Citizen comments on
Non-Agenda Items**

None

**Reports of Officers,
Boards and Standing
Committees
2017 Planning Report**

The 2017 annual planning report was included in the agenda packet; this report is mandated by the Planning Enabling Act and is presented to you for your review and input.

**Unfinished Business
Comments on M - 75
Corridor Plan**

The purpose of the joint meeting last month was to discuss the draft M-75 corridor improvement plan with the officials from Wilson and Boyne Valley Townships. After the meeting, Wilson Township had a couple suggestions they would like to see incorporated into the plan. They would like a third lane implemented for turning and they were not in favor of the concept of the access/service drive; maybe shared parking would be a better way to handle. A suggestion from this board included carrying the City's downtown character out to the city limits. At the city's recent Joint Boards and Commission meeting, possibly looking at preferred entrance and exits for truck traffic at the Business Park entrances. Planning Director McPherson will make sure the suggestions are forwarded to the meetings facilitators from MEDC.

New Business

Planning Director McPherson reviewed his staff report that was included in the agenda packet. At the January meeting staff was directed to develop some draft amendment language to address the issue of minimum dwelling sizes, amendments to the definition of a dwelling, the schedule of regulations and therefore, additional and/or amended language to the TRD, WRD, RED and MFRD districts is being proposed. In the staff report, proposed items to be removed have been ~~stricken through~~; items to be added are in *italics*.

**Public Hearing
Amendments to Article
II, Article III, Article IV,
Article V and Article XX
of the**

Boyne City Zoning Ordinance

A public hearing was scheduled for tonight and opened at 5:15 pm.

Ted Macksey - Jefferson Street Developer – In the MFRD is the 100 ft. lot size going to revert to the TRD zoning, which is 50 foot lot width?

McPherson – For a single family dwelling which is now allowed, minimum lot size will not change, however, can reduce the width of the building to accommodate for smaller houses.

Macksey – At our last meeting I thought we discussed density and allowing single family homes; a 100 ft. lot will reduce density. In trying to keep costs down, building narrow houses for single family on a smaller envelope, would give us the ability for higher density with a 50 ft. lot size.

McPherson – Currently can put up to 10 units per acre, coverage was reduced further due to the conditional zoning granted on the Macksey property. Lot coverage and density are two different things. The board also had discussions about higher density and the way to accomplish it. If you shrink the width and square footage, logically you would reduce the lot coverage, right?

McPherson – We can strike the proposed word ~~lot~~ in Section 20.30 item g keeping words *height and setback standards* to allow for the smaller width residences. This would apply to any lots in MFRD that would be available for development or re-development.

With no further comments the Public Hearing closed at 5:33 pm

2018-2-19-7A

After additional board discussion, **motion by Ellwanger, seconded by Ross, PASSED UNANIMOUSLY** to recommend approval to the City Commission the proposed amendment language to Article II, III, IV, V and XX; as proposed with discussed modifications to 20.30 item g.

Review Capital Improvement Plan 2018 - 2023

Planning Director McPherson reviewed the 2018 – 2023 CIP Plan that was included in the agenda packet. The 6 year layout is being shown as projections for 2018 through 2023 with 2017 information included for comparison. The board reviewed this plan and indicated that it was well put together. After board discussion, **motion by Ellwanger seconded by Neidhamer, PASSED UNANIMOUSLY**, to recommend to the City Commission acceptance of the CIP as presented.

****Motion**

Staff Report

- St. Dennis inquired about bike racks for the front of the building; are there any plans and if so, when will they be put in. Neidhamer said 24 racks have been ordered at a cost of \$10,000 so will be installed this spring.

Good of the Order

The next regular meeting of the Boyne City Planning Commission is scheduled for Monday, March 19, 2018 at 5:00 p.m.

Adjournment

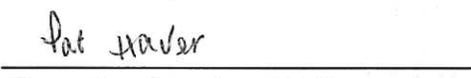
****Motion**

2018-02-19-10

St. Dennis moved Biskner seconded, PASSED UNANIMOUSLY a motion to adjourn the February 19, 2018 meeting at 5:51 p.m.



 Vice Chair Aaron Place



 Recording Secretary Pat Haver