

Meeting of November 16, 2020	Record of the proceedings of the Boyne City Planning Commission meeting held via Zoom on Monday November 16, 2020 at 5:00 pm.
Call to Order	Vice Chair Ross called the meeting to order at 5:00 p.m. and discussed the rules and procedures for the zoom meeting.
Roll Call	Present: Jim Baumann (Boyne City), Larry Chute (Boyne City), Skylar MacNaughton (Boyne City), Nichole Moblo (Boyne City), Tom Neidhamer (Boyne City), Rose Newton (Boyne City), Jeff Ross (Boyne City) and Monica Ross joined in at 5:06 pm (Boyne City) Absent: Aaron Place
Excused Absences Motion	MacNaughton moved, Chute seconded to excuse the absence of Place 2020-11-16-2 Roll Call: Ayes: Baumann, Chute, MacNaughton, Moblo, Neidhamer, Newton, and J. Ross Nays: None Absent: Place and M. Ross Abstain: None Motion Carries
Meeting Attendance	City Officials/Staff: Planning and Zoning Director Scott McPherson and Recording Secretary Pat Haver Public Present: None
Consent Agenda Motion	Neidhamer moved, Newton seconded , a motion to approve the consent agenda, the Planning Commission minutes from October 19, 2020 as presented. 2020-11-16-3 Roll Call: Ayes: Baumann, Chute, MacNaughton, Moblo, Neidhamer, Newton and J. Ross Nays: None Absent: Place and M. Ross Abstain: None Motion Carries
Citizen comments on Non-Agenda Items	None
Reports of Officers, Boards and Standing Committees	Medical Marijuana Task Force will be meeting this coming Thursday, November 19 at 5:30 pm via zoom
Unfinished Business	None
New Business	Planning Director McPherson gave a brief overview of his staff report which included review of the current and any potential RRC sites. The primary focus is the core downtown within the city. Properties would need to either be city owned or have willing property owners. Any other possible properties that are for sale could also be considered. For ease of annual review and amendment, a planning document should be created that is separate from the Master Plan. As a beginning point for discussion staff has come up with a couple of locations for consideration. 121 E. Water St. the old Huff's Pharmacy building, 202 N. Lake St. the vacant office owned by Bruce and Carolyn Stewart and the city owned parking lot at the corner of River St and N. Park St.; the old Fochtman lot. With board discussion,
Review and Designate Redevelopment Priority Sites	

they were concerned about how heavily the Fotchman parking lot is being used, and with any redevelopment on this site, all of that parking would be lost and it would affect the downtown businesses. It was asked if development sites could include residences, McPherson indicated that it was for primarily commercial sites, however, the RRC board is aware of the shortage of housing issues which have risen, and are exploring the option of housing with incorporated developments making them mixed use. Some of the options that were discussed by the board were 123 N. Park St the current location of the Par T Pak and the 2 adjoining lots to the south; open lot just south of 116 S. Lake St.; 151 Ray St. Create building; 104 Water St. old Thick and Juicy space; the proposed Youth Center on N. Lake St.; 104 E. Main St. the building owned by Mr. Hallums; empty lot on the corner of State St. and River ridge Rd.; triangle piece of property on the corner of Boyne Ave and the Barden alley; Jervis B. Web site on Boyne Avenue and 214 State St. Some of the properties that were discussed are not in the core business downtown district and should not be considered. To be RRC compliant, the board has come up with their top 3 choices and will put the remainder suggestions in the stand alone document. The board recommendations to staff are 202 N. Lake St. the vacant office owned by the Stewarts, the empty lot next to 116 S. Lake St. and the property of 123 N. Park St. current location of the Par T Pak and the 2 lots adjoining. Staff will develop the necessary documents and bring back to the commission for approval. The board wondered once the lists were compiled if they would become a living document that could be placed on the city's website for perspective developers. Staff will pursue that also.

Staff Report

- The City Commission did approve the Student Liaison position for the boards. There are several interested students that will be reviewed and recommended for various appointments.
- Due to the increase of Covid – 19; city hall staff will be working remotely and the building will be closed at 4:30 pm on Tuesday, November 17th for approximately 3 weeks.

Good of the Order

- This month's meeting only electronic copies were sent out. This process may become the norm, so if you would like a paper copy, please let Pat know and one will be sent out.
- Skylar MacNaughton has completed the 1st portion of the RRC training which was a couple of months in length, congratulations

The next regular meeting of the Boyne City Planning Commission is scheduled for Monday, December 21, 2020 at 5:00 p.m.

Adjournment

**Motion

Newton moved, M. Ross seconded a motion to adjourn the November 16, 2020 meeting at 6:06 pm

2020-11-16-10

Roll Call:

Ayes: Baumann, Chute, MacNaughton, Moblo, Neidhamer, Newton, J. Ross and M. Ross


Nays: None

Absent: Place

Abstain: None

Motion Carries


Vice Chair Jeff Ross


Recording Secretary Pat Haver