

**Meeting of  
March 19, 2012**

Record of the proceedings of the Boyne City Planning Commission meeting held at Boyne City Hall, 319 North Lake Street, on Monday, March 19, 2012 at 5:00 P.M.

**Call to Order**

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

**Roll Call**

Present: Gretchen Crum, George Ellwanger, Chris Frasz, Jim Kozlowski, Lori Meeder, Tom Neidhamer and Joe St. Dennis  
Absent: Jane MacKenzie (arrival at 5:02 pm) and John McCahan

**Excused Absence(s)**

**2012-3-19-2**

**St. Dennis moved, Crum seconded, PASSED UNANIMOUSLY** a motion to excuse the absence of McCahan.

**\*\*MOTION**

**Meeting Attendance**

City Officials/Staff: Planning Director Scott McPherson and Recording Secretary Pat Haver  
Public Present: One

**Consent Agenda**

**2012-3-19-3**

**Crum moved, St. Dennis seconded, PASSED UNANIMOUSLY** a motion to approve the consent agenda. Approval of the February 20, 2012 Planning Commission minutes as presented.

**\*\*MOTION**

**Comments on  
Non-Agenda Items**

Mark Kowalski wanted to let the board members know that he has listened to the audio tapes from the previous Kirtland meetings, and thought the planning members did a thorough job with the Kirtland Products review in 2008. Several times questions were asked about noise, traffic flows, and (vapor) smoke. At that time Kirtland staff assured the planning board members that those items had been considered, and they assured the board that steps will be taken to minimize them however, Kirtland staff now needs to get closer to what they said they would do. He appreciates the job the city and volunteers are doing to rectify the situation.

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

Planning Director McPherson updated the board on the (2) meetings that have been held by the citizens committee. RFPs (request for proposals) toward acquiring guidelines/parameters associated to items listed on Kirtland Products conditional use permit approval of 2008, including, but not limited to: noise, vapor, odor, visual, plume including particulates, industrial nuisance and items affecting mixed use properties have gone out with (2) responses back so far. They have interviewed one company, and plan to interview the second one this week. The LDFA board will receive a recommendation from the citizens committee, and if they concur they will forward onto the City Commission. Unknown if smaller companies will be able to bid on specific components of the proposals.

**Kirtland Products Update**

**Unfinished Business**

None

## **New Business**

### **Public Hearing for proposed zoning ordinance amendments to allow chickens in the Traditional Residential District (TRD) and (RED) Rural Estate District**

Planning Director McPherson reviewed his staff report that was included in the agenda packet. In the fall of 2011 several city residents approached the planning commission requesting the commission consider amending the zoning ordinance to allow people to keep chickens in residential areas. After considering the request and reviewing relevant ordinances the planning commission directed staff to develop a draft ordinance amendment that would allow people to keep chickens in residential areas.

Public Hearing opened at 5:14 p.m.

With no public comments, the hearing was closed at 5:15 pm.

Board Discussion and deliberations

Meeder – Will a license or a permit be issued?

McPherson – No it will be a use by right

The Commission reviewed the proposed amendment and used the amendment criteria listed in section 2.50(A) of the zoning ordinance as a guide in making their decision on the proposed amendment. After board discussion, **moved by Ellwanger, seconded by Meeder** to recommend to the City Commission the adoption of the proposed zoning amendment to allow chickens in the TRD and RED districts based on the findings which are consistent with the criteria in section 2.50A.

### **\*\*MOTION**

**2012-3-19-7A**

**Roll Call:**

**Ayes: Crum, Ellwanger, Frasz, Kozlowski, MacKenzie, Meeder, Neidhamer and St. Dennis**

**Nays: None**

**Absent: McCahan**

***Motion Carried***

### **Review city wide goals and input from the goal setting sessions and on line survey**

In the agenda packet was a list of the 16 items that have been assembled as the top city goals. The board has previously discussed a review of the Master Plan and Comprehensive Plan as they are up for a 5 year review. This will give the city the opportunity to amend any plans to mesh with the stated goals. Some of those goals were to improve city facilities along with infrastructure and maintenance programs, job acquisition and retention, improve the entrance to the community, develop and promote snowmobile and other trails to and through town, expand the marina and improve the parks. Looking at the 2010 top 10 goals, the 2012 almost mirror those. Executive Assistant Barb Brooks did a great job on the data collection, collating and output of the information. When meetings have light agendas, plan section reviews will be done.

### **2012 Planners Moments**

Each year the MSU office puts out the Planners Moments. The fee to participate again this year will be \$120.00. The board was in agreement that it is a good program, and has agreed to sign up again.

### **Staff Report**

Devlon – A hearing is set for March 20<sup>th</sup>. before Judge May on the enforcement order. They may request a stay of that order until they get through their next

appeal with the Circuit Court of Appeals, who has the discretion to hear or not. If the request for the stay is not granted, they will be given a time line to clean up the rubble pile, and grade the site, hopefully, by this summer. Once the site is made safe, the fence will be removed.

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**Good of the Order**

- Property Maintenance Code – the city does not have one that would allow a hearing officer to look into houses and/or properties with problems that need to be addressed. This might be a good thing for the city to look into developing.
  - Can additional trash barrels be put out early?
  - It was brought up how nice the city looks and how hard the street guys have been working to clean up after the recent storm. They have noticed how long the crew has been working, and all of the trucks going back and forth full and/or empty to retrieve more brush, limbs and debris. They were impressed with the speed in which the clean up began after the roads were cleared, and how they continue to work to make the city and parks nice looking places. The board's appreciation and thanks will be passed along to the crew.
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**Adjournment**

The next regular meeting of the Boyne City Planning Commission is scheduled for April 16, 2012.

**\*\*MOTION**

**2012-3-19-10**

**Crum moved, St. Dennis seconded, PASSED UNANIMOUSLY** a motion to adjourn the meeting at 6:00 p.m.

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*Pat Haver*

Pat Haver, Recording Secretary

*Tom Neidhamer*

Tom Neidhamer, Chair