

AGENDA
BOYNE CITY PLANNING COMMISSION
Monday, March 19, 2012, 5:00 p.m.
Boyne City Hall

1. Call to Order
2. Roll Call - Excused Absences
3. Consent Agenda

The purpose of the consent agenda is to expedite business by grouping non-controversial items together to be acted upon by one Commission motion without discussion. Any member of the Commission, staff, or the public may ask that any item(s) on the consent agenda be removed to be addressed immediately following action on the remaining consent agenda items. Such requests will be respected.

 - A. Approval of minutes from the February 20, 2012 Boyne City Planning Commission meeting.
4. Hearing Citizens Present *(Non-Agenda Items)*
5. Reports of Officers, Boards, Standing Committees
6. Unfinished Business
7. New Business
 - A. Public Hearing for Proposed Zoning Ordinance amendments to allow chickens in the Traditional Residential District and the Rural Estate Districts
 - B. Review City wide goals and input from goal session and on line survey
 - C. 2012 Planners Moments
8. Staff Report
9. Good of the Order
10. Adjournment – Next Meeting, April 16, 2012



**Meeting of
February 20, 2012**

Record of the proceedings of the Boyne City Planning Commission meeting held at Boyne City Hall, 319 North Lake Street, on Monday, February 20, 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, Jim Kozlowski, Jane MacKenzie (arrival at 5:01 pm), John McCahan, Tom Neidhamer and Joe St. Dennis
Absent: Chris Frasz and Lori Meeder

**Excused Absence(s)
MOTION

2012-2-20-2
Ellwanger moved, St. Dennis seconded, PASSED UNANIMOUSLY a motion to excuse the absences of Frasz and Meeder.

Meeting Attendance

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

**Consent Agenda
MOTION

2012-2-20-3
Crum moved, Ellwanger seconded, PASSED UNANIMOUSLY a motion to approve the consent agenda. Approval of the January 16, 2012 Planning Commission minutes as presented.

**Comments on Non-Agenda
Items**

None

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

None

None

New Business

Planning Director McPherson reviewed his staff report that was included in the agenda packet. He presented the board with the requested/recommended changes to the chicken ordinance language. The amendments will be placed in the Zoning Ordinance under the RED (Rural Estate District) and TRD (Traditional Residential District) and read in its entirety:

**Review proposed
ordinance changes to
allow chickens in TRD
and RED districts**

The keeping of four (4) hens per parcel provided that:

1. *No person shall keep any rooster*
2. *No person shall slaughter or dress chickens outdoors*
3. *Chickens shall be provided with a covered enclosure and/or a fenced enclosure in the rear yard.*
4. *All covered enclosures shall be kept a minimum of ten (10) feet from the rear and side lot line.*
5. *Covered enclosures shall be so constructed or repaired as to prevent rats, mice, or other rodents from being harbored underneath, within, or within the walls of the enclosure.*
6. *All feed and other items associated with the keeping of chickens*

are to be stored as to not attract rodents.

7. Hens and their enclosures must be kept in a neat, clean and sanitary condition from offensive odors, excessive noise, or other condition that would constitute a nuisance.

Sandy Hill – resident of Cherry Street. Would like to have the ability for the chickens to free range in the entire yard under supervision. She has a large back yard and it would be expensive to fence it in. She has no problems with the other recommended portions of the amendments.

Once the review has been completed with this board, it will be sent to the City Attorney for review, a public hearing will be set for the Planning Commission and if there are no further changes, a recommendation will be made to the City Commission for adoption. A section in the Code Of Ordinance will need to be amended to reflect these additions.

After board discussion, **moved by Ellwanger, seconded by MacKenzie** to schedule a public hearing for the proposed chicken ordinance with the recommended changes for March.

****MOTION**

2012-2-20-7A

Roll Call:

Ayes: Crum, Ellwanger, Kozlowski, MacKenzie, McCahan, Neidhamer and St. Dennis

Nays: None

Absent: Frasz and Meeder

Motion Carried

Staff Report

- **Kirtland Products** - are continuing to work towards rectifying their noise issues, and at the last City Commission meeting the Commissioners indicated their willingness to work with Kirtland. The EDC/LDEA boards are investigating the option of hiring an outside consultant who is familiar with the problems of noise and sound, odors, stack emissions and dust along with particulates leaving the property. The city has options which can include reviewing the conditional use permit for violations. If they are not rectified then the permit can be revoked. Under law, the plant has 180 days to have the stack emissions tested for content. The jurisdiction for this would fall under EPA standards. A Citizens committee is being formed to assist in addressing the problems and coming up with possible solutions. During the site plan reviews, the Planning Commission did a great job with their due diligence by questioning possible factory noise, smoke stack plume and traffic flow patterns. Kirtland is not living up to the standards that they presented to the board during those reviews.
- **Devlon** – Judge Pajtas affirmed the expiration of their permits. The next step for the city is to have the enforcement order heard in front of Judge May. After that motion comes back, Devlon could be given a determined time frame to clean up the site. Once the hazards of the rubble pile and unsecure building are removed the fence will be taken down. Hopefully this will all be done by this summer.

Good of the Order

- Planning seminars and training are available in Petoskey and Traverse City. If anyone is interested in going, fill out the applications, and let Scott know.
- Countywide Storm Water Ordinance is still being looked into, as the "one size fits all" is not the best fit for every jurisdiction.
- Comprehensive Plan is coming up for the 5 year review, commission to work proactively on that and continue with ordinance language cleanup and review. Waiting on the goal setting session input to get the results first to gather some of the information like demographics, mapping and quantitative analysis to work on the comprehensive plan, then can get into the abstract thinking of the results for some of the remainder of the plan.
- Are housekeeping pads for dumpsters to assist in containing the run off/spill required? During review of plans when parking lots are looked at, can that be looked at also?
- McCahan will not be present for the March and possibly April meeting.
- Neidhamer and McCahan are making good progress with others on the bike trail from Boyne City to Boyne Falls.
- Phase I of the Boyne City to Charlevoix trail has been funded. Engineering and construction begins soon.

Adjournment

The next regular meeting of the Boyne City Planning Commission is scheduled for March 19, 2012.

****MOTION**

2012-2-20-10

Neidhamer moved, St. Dennis seconded, PASSED UNANIMOUSLY a motion to adjourn the meeting at 6:06 p.m.

Pat Haver, Recording Secretary

Tom Neidhamer, Chair

ARTICLE I. - IN GENERAL

Sec. 6-1.- Keeping, allowing to run at large unlawful; exceptions.

(a) It shall be unlawful for any person, firm, or corporation, to keep or confine in any building, barn, shed, or fenced enclosure, horses, ponies, burros, hogs, cattle, sheep, or any other animal or fowl within the city limits, *except as provided by this or other city ordinance*, nor shall it be lawful to allow such animals or fowl to run at large within the city.

(b) The provisions of this section shall not be construed or interpreted as applying to the keeping of any cat, dog, canary, parakeet or similar pet or bird normally kept as a pet within any dwelling house or place of business within the city.

(c) It shall be unlawful for any person to permit to pass through or on any of the streets of the city any animal unless the same is securely tied and led or driven.

(Comp. Ords. 1986, §§ 35.151, 35.154, 35.254)

Sec. 6-2.- Fowl running at large.

It shall be unlawful for any person to allow any fowl to run at large within the corporate limits of this city so that the property or crops of any person is damaged or destroyed.

(Comp. Ords. 1986, § 35.255)

Sec. 6-3.- Dead animals.

When any dumb animal shall die within the limits of the city, the owner or person in possession of it, shall within six hours thereafter, cause the carcass to be removed beyond the city limits and buried. A person who violates this section is responsible for a municipal civil infraction.

(Comp. Ords. 1986, § 35.003)

Sec. 6-4.- Pets in parks.

(a) It shall be the duty of the dog warden to report violations of this section to the police department of the city, and the police department shall then be charged with the duty of enforcing said section.

(b) It shall be unlawful for any person, firm or corporation owning or possessing or having charge of any dog or pet to bring such dog or pet or allow the dog or pet to be present in any city public park unless the dog or pet is kept on a leash, not over eight feet in length, and under the immediate control of a responsible person. The owner or person having charge of the pet shall clean up after their pet and dispose of feces in an appropriate manner. Dogs and other pets are not allowed in park buildings or shelters, inside the playing fence on any public ball field, or at any public swimming beaches.

PART II - CODE OF ORDINANCES
Chapter 6 - ANIMALS
ARTICLE I. - IN GENERAL

(c) Except or provided in section 502c of the Michigan Penal Code (MCL 750.502c), dogs and other pets, except those who are a part of the events or exhibitions, are not permitted in the cited public park on the days or evenings when all special events and festival are held, such as: Memorial Day Services; Fourth of July (Old City, and Veteran's Memorial Parks); Antique Auto Show (Sunset and Veteran's Memorial Park); Muscle Car Show (Veteran's Memorial Park); Red Fox Regatta (Veteran's Memorial Park); Evenings at the Gazebo (Old City Park); Fall Harvest Festival (Veteran's Memorial Park); and Morel Mushroom Festival (Veteran's Memorial Park). The city manager may authorize the ban of dogs and other pets from additional events or from other parks by prior written order. The city manager may authorize exemptions by written order in special cases for unique circumstances.

(Comp. Ords. 1986, § 35.413)

Secs. 6-5—6-24.- Reserved.

ARTICLE III RURAL ESTATE DISTRICT (RED)

Section 3.10 Purpose.

The purpose of this residential district is to provide a pleasant and attractive living environment which is consistent with the existing development, respects the unique natural environment, and is compatible with the land needs of on-site wells and septic systems. The intended character and nature of this district is a rural estate without municipal water and sanitary sewer service, with lot sizes of sufficient size as to not require such service. The Rural Estate District (RED) is intended to be a setting for a predominance of low-density and large-lot housing, typically in transitional locations between more intense urban development and rural or open lands.

Section 3.20 Principal Permitted Uses.

No building or land shall be used and no building shall be erected except for one (1) or more of the following specified uses, unless otherwise provided in this Ordinance:

- A. Single family detached dwellings.
- B. Municipal parks, playgrounds, and recreation centers.
- C. Residential cluster housing developments, i.e., houses on smaller building sites but consistent with overall parcel density limits
- D. Agriculture uses on five (5) acres or more in area.
- E. Home occupations in which customers or patrons do not visit the site for the delivery of goods and/or services.
- F. Adult foster care family homes, provided, this subsection shall not apply to adult foster care facilities, licensed by a state agency, for the care and treatment of persons released from or assigned to adult correctional institutions.
- G. Family day care homes.
- H. Accessory structures and uses customarily incidental to the above permitted uses.
- I. The keeping of four (4) hens per parcel provided that:
 - 1. No person shall keep any rooster
 - 2. No person shall slaughter or dress chickens outdoors

3. Chickens shall be provided with a covered enclosure and/or a fenced enclosure in the rear yard.
4. All covered enclosures shall be kept a minimum of ten (10) feet from the rear and side lot line.
5. Covered enclosures shall be so constructed or repaired as to prevent rats, mice, or other rodents from being harbored underneath, within, or within the walls of the enclosure.
6. All feed and other items associated with the keeping of chickens are to be stored as to not attract rodents.
7. Hens and their enclosures must be kept in a neat, clean and sanitary condition from offensive odors, excessive noise, or other condition that would constitute a nuisance. (amended: March 19, 2012)

Section 3.30 Conditional Uses.

The following uses shall be considered conditional and shall require a conditional use approval, and shall comply with any applicable conditional use requirements of Article XXV:

- A. Private recreation areas, uses and facilities including country clubs, marinas, golf courses and swimming pools subject to the following:
 1. No building shall be located within one-hundred (100) feet of a dwelling.
 2. Facilities such as licensed restaurants and bars may be permitted when occupying an integral part of the main structure, provided there is no exterior display or advertising of said facilities.
 3. Golf fairways, swimming pools, tennis courts, boat docks, and similar uses shall be located not less than thirty-five (35) feet from any property line.
 4. Access shall be directly from and onto a major thoroughfare or regional arterial, and not through a residential neighborhood.
- B. Public utility transformer stations, substations and gas regulator stations without service or storage yards shall comply with the requirements of this Ordinance and shall be subject to the following: a front yard setback of not less than fifty (50) feet shall be provided (irrespective of the yard requirement of the district in which it is located) and two (2) side yards and a rear yard shall be provided, each shall not be less than twenty-five (25) feet in width. The previously mentioned conditional uses shall be landscaped with a buffer of plant materials that effectively screens the view of the use from property used for residences, public walkways and rights-of-way. The standard buffer shall consist of a landscaped strip at least

six (6) feet wide outside the perimeter of the compound. The buffer shall contain a variety of species of plants.

- C. Cemeteries, provided that no buildings or structures shall be located nearer than two-hundred (200) feet to the boundary line of any adjacent parcel, and that access shall be directly from and onto a major thoroughfare or regional arterial, and not through a residential neighborhood.
- D. Churches, synagogues and temples.
- E. Home occupations in which customers or patrons visit the site for the delivery of goods and/or services.
- F. Plant nurseries and greenhouses.
- G. The raising and keeping of fowl, cows, and/or rabbits on areas of five (5) acres or less for owner's use and consumption only, with a maximum of one-hundred (100) animal units.
- H. Private stables for the keeping of horses and ponies for private use.
- I. One (1) roadside stand solely for the sale of produce grown on the land used for agricultural purposes, provided adequate vehicular access and off-street parking is provided as determined by the Planning Commission.
- J. The raising of fur bearing animals, animals for medical experimentation, dog kennels, veterinary clinics and riding stables, excluding concentrated animal feeding operations (CAFO's), on an area with a minimum of ten (10) acres but not more than twenty-five (25) acres in area only, with a maximum of ten (10) animal units.
- K. Funeral homes. (amended: October 24, 2007)

Section 3.40 Development Requirements.

The following requirements shall be met within a Rural Estate District (RED).

- A. Development plan approval as specified in Article XIX of this Ordinance, except single family dwellings and home occupations as a principal permitted use.
- B. Off-street parking, loading, and access management standards for all uses as specified in Article XXIV of this Ordinance.
- C. Signs for all uses as specified in the Boyne City Sign Ordinance.
- D. Height, area, lot coverage and yard regulations as specified in Article XX of this Ordinance.
- E. Landscaping requirements as specified in Article XXIII of this Ordinance.

- F. Design, architectural, and building material standards as specified in Article XXII of this Ordinance.
- G. Provisions relating to all zoning districts (as applicable in each separate case) as specified in Article XXI of this Ordinance.

ARTICLE IV TRADITIONAL RESIDENTIAL DISTRICT (TRD)

Section 4.10 Purpose.

The purpose of this district is to provide a pleasant and attractive residential living environment of a medium density, primarily on previously platted residential lots and served with community water and sanitary sewer facilities, characterized by compact, concentrated development patterns. It is the further intent of this district to provide for such uses as schools, churches, libraries, parks, playgrounds, and other public and semi-public uses, along with certain home occupations and offices, accessory apartments, and others, to coexist on a limited and structured basis along side and with residential uses.

Section 4.20 Principal Permitted Uses.

No building or land shall be used and no building shall be erected except for one (1) or more of the following specified uses, unless otherwise provided in this Ordinance.

- A. Single family detached dwellings.
- B. Public, parochial and private schools including nursery schools; churches, temples, and similar places of worship with a maximum capacity of five-hundred (500) worshipers; libraries; and community buildings.
- C. Municipal parks, playgrounds, and recreation centers.
- D. Adult foster care family homes, provided, this subsection shall not apply to adult foster care facilities, licensed by a state agency, for the care and treatment of persons released from or assigned to adult correctional institutions.
- E. Home occupations in which customers or patrons do not visit the site for the delivery of goods and/or services.
- F. Family day care homes.
- G. Accessory structures and uses customarily incidental to the above permitted uses.
- H. The keeping of four (4) hens per parcel provided that:
 - 1. No person shall keep any rooster
 - 2. No person shall slaughter or dress chickens outdoors
 - 3. Chickens shall be provided with a covered enclosure and/or a fenced enclosure in the rear yard.

4. All covered enclosures shall be kept a minimum of ten (10) feet from the rear and side lot line.
5. Covered enclosures shall be so constructed or repaired as to prevent rats, mice, or other rodents from being harbored underneath, within, or within the walls of the enclosure.
6. All feed and other items associated with the keeping of chickens are to be stored as to not attract rodents.
7. Hens and their enclosures must be kept in a neat, clean and sanitary condition from offensive odors, excessive noise, or other condition that would constitute a nuisance. (amended: March 19, 2012)

Section 4.30 Conditional Uses.

The following uses shall be considered conditional and shall require conditional use approval, and shall comply with any applicable conditional use requirements of Article XXV:

- A. Attached or detached accessory apartments, provided the site contains an owner occupied single family dwelling, limited to one (1) accessory apartment per site. Accessory apartments can be attached to either a single family dwelling or a detached garage. Detached accessory apartments shall have a minimum side yard and rear yard setback of ten (10) feet. Off-street parking shall be in accordance with D.1.a of this subsection.
- B. Private recreation areas, uses and facilities including, marinas, and swimming pools subject to the following:
 1. No building shall be located within one-hundred (100) feet of a dwelling.
 2. Facilities such as licensed restaurants and bars may be permitted when occupying an integral part of the main structure, provided there is no exterior display or advertising of said facilities.
 3. Swimming pools, tennis courts, boat docks, and similar uses shall be located not less than thirty-five (35) feet from any property line.
- C. Home occupations in which customers or patrons visit the site for the delivery of goods and/or services.
- D. Two-family dwellings.
 1. Criteria for granting conditional uses for two-family dwellings in a Traditional Residential District (TRD).

- a. A parking area shall be provided for the occupant of both units which shall be hard surfaced, preferably asphalt, brick or concrete, and shall have at least two (2) parking spaces for each dwelling unit (not less than four (4) spaces).
 - b. The applicant shall submit a site plan (drawn to scale and indicating the setbacks) and a floor plan of both units showing the present use and the proposed use of each room in the structure. Any permit granted allowing the conditional use shall designate the number of bedrooms allowed in each unit and such number shall not thereafter be increased.
 - c. The size and architecture shall be in harmony with the existing neighborhood in which it is located and will not be detrimental to the future orderly development of the nearby properties.
 - d. Any refuse and garbage collection area or devices shall comply with 35.052, Section 2, Containers, of the City of Boyne City General Ordinances.
 - e. The applicant shall compile a list and provide a map of existing duplex units, multiple family units, rooming houses, and care facilities within three-hundred (300) feet of the proposed structure. The Planning Commission shall be entitled to consider the density of such units and limit the density within that area.
- E. Public utility transformer stations, substations and gas regulator stations without service or storage yards shall comply with the requirements of this Ordinance and shall be subject to the following: a front yard setback of not less than fifty (50) feet shall be provided (irrespective of the yard requirement of the district in which it is located) and two (2) side yards and a rear yard shall be provided, each shall not be less than twenty-five (25) feet in width. The previously mentioned conditional uses shall be landscaped with a buffer of plant materials that effectively screens the view of the use from property used for residences, public walkways, and rights-of-way. The standard buffer shall consist of a landscaped strip at least six feet (6) feet wide outside the perimeter of the compound. The buffer shall contain a variety of species of plants.
- F. Funeral homes. (amended: October 24, 2007)

Section 4.40 Development Requirements.

A. Building Design.

- 1. All exterior walls of a building that are greater than six (6) feet in length shall be constructed parallel to or at right angles to the side lot lines of the lot whenever the lot is rectilinear in shape.

2. The primary entrance to a dwelling shall be located along the front wall of the building, unless otherwise required for barrier-free access. Such entrance shall include an architectural feature such as a porch, landing or portico.
 3. Accessory buildings and attached garages shall have a front yard setback that is at least ten (10) feet greater than the front setback of the principal building that is located on the front portion of the lot.
 4. A rooftop or second floor addition shall not overhang the lower front or side exterior walls of the existing building. This requirement shall not exclude recessed dormers or entranceways.
 5. In the event that a new dwelling is proposed to be constructed on the rear portion of a lot which has frontage on two (2) streets and an alley, the front of such new dwelling shall face the street on which the dwelling is addressed.
 6. The minimum pitch of the roof of any building shall be five to twelve (5:12) and the maximum pitch of the roof of any building shall be twelve to twelve (12:12), except that additions to existing dwelling units may be constructed with a pitch that matches any roof pitch of the existing dwelling unit. Additionally, the roof pitch of a dormer, turret or similar architectural feature may not exceed twenty-four to twelve (24:12) and the roof pitch of a covered porch may be flat whenever the roof of such a porch is also considered to be the floor of a second story deck.
- B. Landscape / Hardscape Material. A maximum of forty percent (40%) of the front yard of a lot may be covered with inorganic material such as asphalt or cement concrete, paving stone, flagstone, rock or gravel.
- C. Access. Whenever a lot has frontage along an alley, any new off-street parking area located on such lot must obtain access from such adjoining alley; provided, however, that such alley access shall not be required when a new detached garage is proposed to be accessed from an existing driveway that has a curb cut along a public street, or when alley access is determined by the Street Superintendent to be a hazard to persons or vehicles.
- D. Site Design. Permanent, open, off-street parking areas for all permitted principal uses, other than single-family dwellings, shall not be located any closer to a public street right-of-way than the distance by which the principal building is set back from the street right-of-way. This provision shall not be construed to preclude temporary parking in driveways.
- E. Additional Requirements. The following requirements, unless superseded by the standards of this Article, shall be met within a Traditional Residential District (TRD).
1. Development plan approval as specified in Article XIX of this Ordinance, except single family dwellings used and home occupations as a principal permitted use.

2. Off-street parking, loading, and access management standards for all uses as specified in Article XXIV of this Ordinance.
3. Signs for all uses as specified in the Boyne City Sign Ordinance.
4. Height, area, lot coverage and yard regulations as specified in Article XX of this Ordinance.
5. Landscaping requirements as specified in Article XXIII of this Ordinance.
6. Design, architectural, and building material standards as specified in Article XXII of this Ordinance.
7. Provisions relating to all zoning districts (as applicable in each separate case) as specified in Article XXI of this Ordinance.

Goal Setting Process

Public Meeting on January 12, 2012

- Overwhelmingly people thought the City is and has been moving in a positive direction. *See page 2*
- From that meeting, 16 items rose to the top of discussion and then those items were ranked by order of importance / priority from Not Important to Very Important. *See graph 3-A* (This group had the benefit of discussion in identifying these topics)

Survey (online & paper)

- Overwhelmingly people thought the City is and has been moving in a positive direction. *See page 2*
- People were asked to list top Opportunities and/or Challenges for the City
- Secondly, people were asked to rank the top 16 topics that came out of the goal setting meeting from Not Important to Very Important. *See graph 3-B* (This group reacted to perceived opportunities and/or issues set by the group at the meeting)

Summary and Combined information:

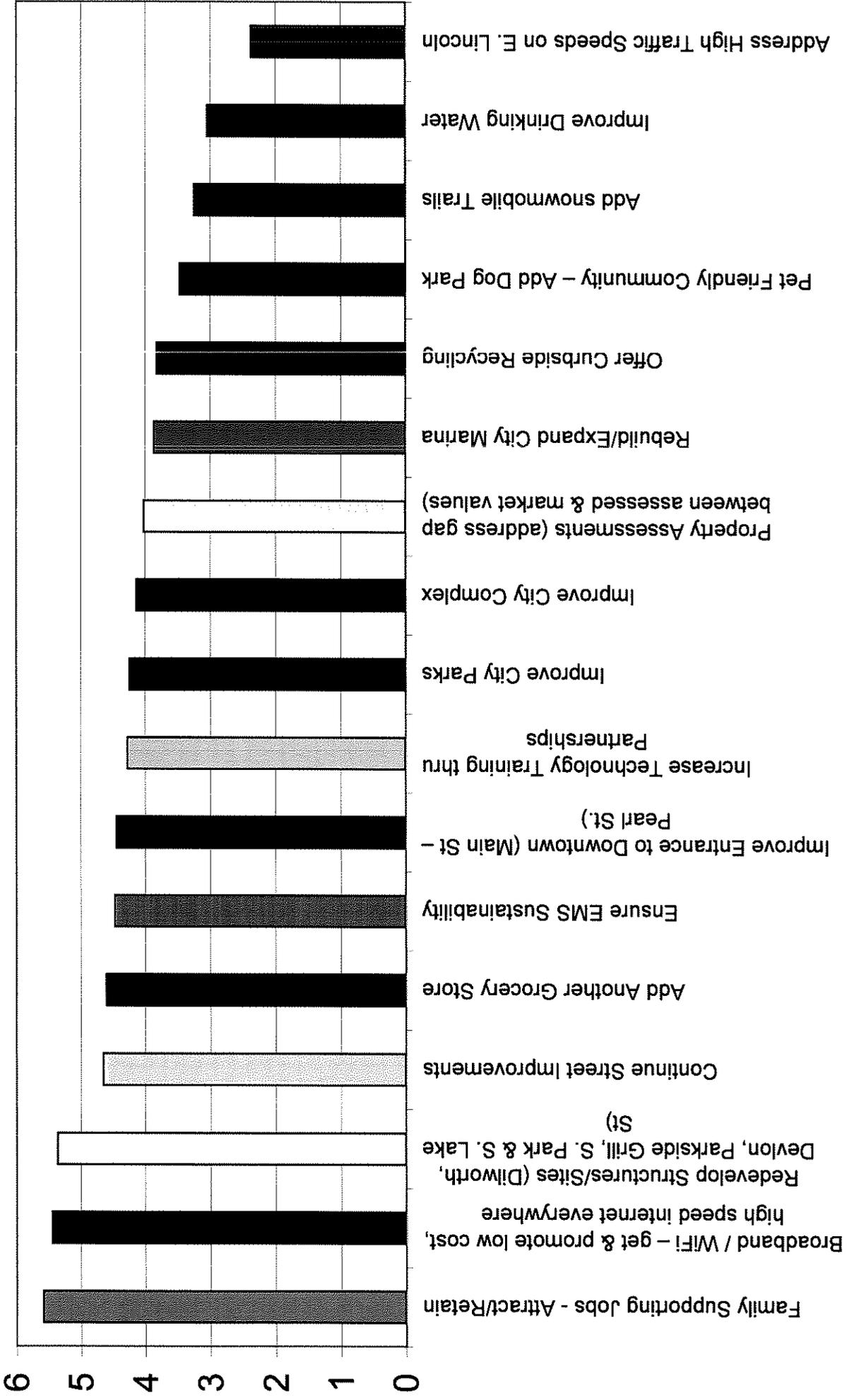
- The 16 items that were ranked at the public meeting and again on survey are shown on graph 3-C for comparison (Blues = meeting & Oranges = survey)
- On graph 3-D the ranked items were given a point value (1 point for being fairly to very important, a ½ point was added to that for being moderately important/keep in mind and a negative point was assigned for not important)
- Page 4 is the goals adopted by the City Commission at their March 13th meeting.
- Also provided is a summary of the topics that came out of either the public meeting or the survey supporting the adopted goals. Some of the topics have a number next to them; that number identifies how many times a similar comment was made.

Combined Average

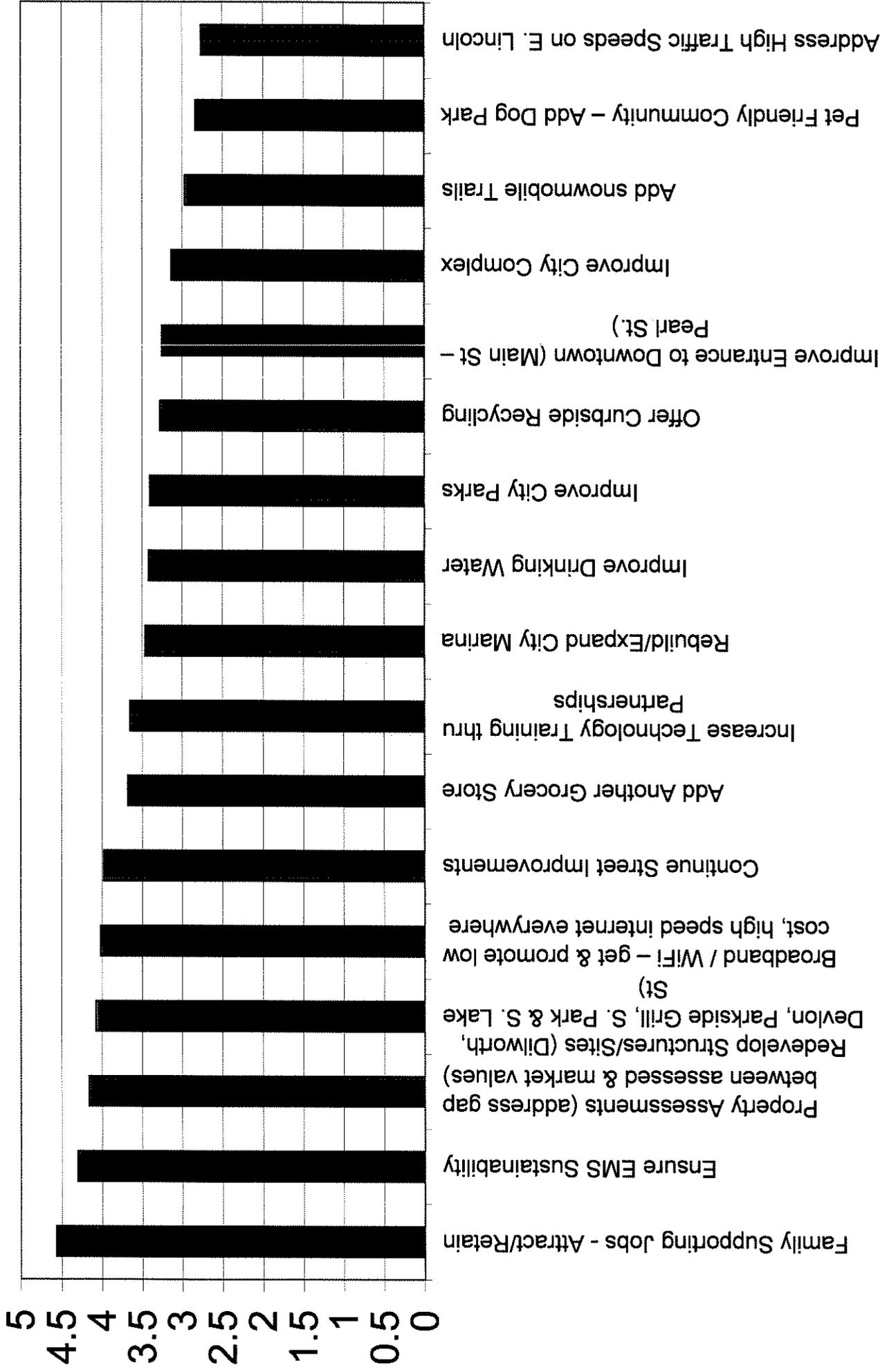
I think Boyne City is...

	Mtg	Online	Average
Moving in the right direction	73.6%	68.7%	71.15%
Doing OK	24.5%	22.0%	23.25%
Hovering in the same place	0	4.2%	2.10%
Not doing very well	0	1.9%	.95%
Moving in the wrong direction	1.9%	3.1%	2.5%

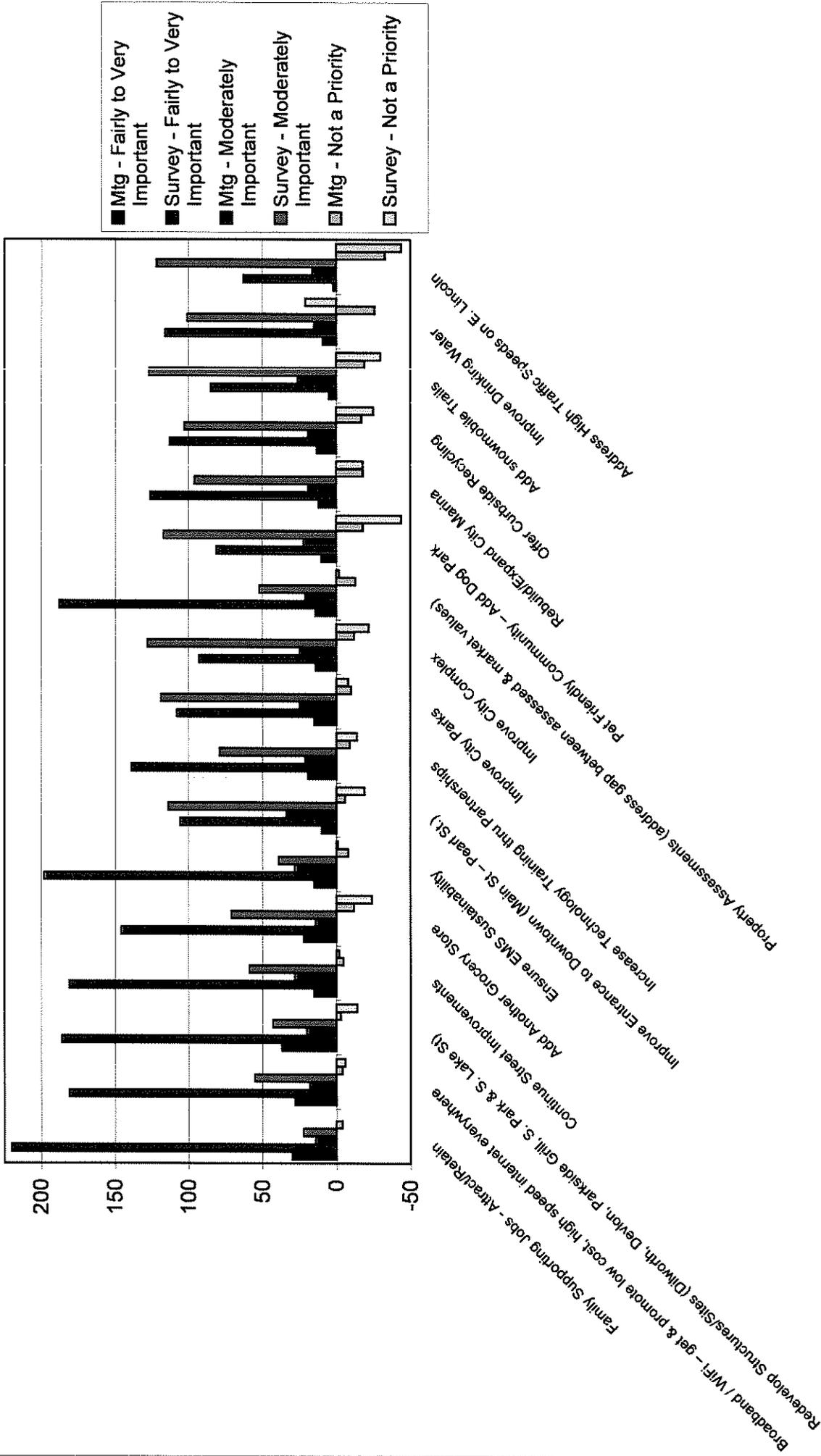
Opportunities & Challenges - Public Meeting



Opportunities & Challenges - Survey



Meeting and Survey Results



2012 Adopted Goals

1. Attract and retain family supporting jobs
2. Promote high quality, balanced and sustainable community
3. Encourage the redevelopment or reuse of sites and structures in town
4. Improve / Expand City Marina
5. Ensure EMS sustainability
6. Encourage and/or develop broadband and wireless network system
7. Maintain street and infrastructure maintenance and improvement programs
8. Review property assessments
9. Increase technology training through partnerships
10. Improve City Parks
11. Improve Boyne Ave. entrance to community
12. Provide curbside recycling
13. Improve City complex
14. Develop and promote snowmobile and other trails to and through town
15. Become a more pet friendly community

Opportunity / Issue

Add'l
Similar
Comme

Airport - GPS approach

Arts - Continue to support The arts and any other ideas that might bring activities to the downtown area.	
Benches - more benches along major walkways (for youth, seniors, handicap) (i.e. path on Division St.)	5
Business - attract & retain existing businesses	9
Business - attract business but not at the expense of existing businesses	
Business - attract new business with full-time & pays sustainable wages, professional business sector	4
Business - balance economic opportunities with proactive environmental awareness	
Business - Carters bldg shouldn't be vacant	
Business - Creating and attracting an even balance of businesses that can be supported within the community.	
Business - develop new businesses	2
Business - Dinner cruise boat	
Business - E. Main St. (rent out the buildings)	
Business - Economy slows too much in off seasons	
Business - encourage small business start up	
Business - encourage to shop local	
Business - Entertainment, revitalize/open theater	2
Business - Entertainment, theater, bowling alley, family friendly activities	
Business - Food & Drink, another fast food option	
Business - Food & Drink, more dining options	
Business - Food & Drink, family oriented restaurant	
Business - Food & Drink, fill empty food establishments	
Business - Food & Drink, Improve for senior citizens	
Business - Food & Drink, lack of good restaurants	
Business - Food & Drink, Micro-brewery, bring one to town	1
Business - Food & Drink, more restaurants	
Business - Food & Drink, need steakhouse	
Business - Food & Drink, outside dining	
Business - Food & Drink, too many restaurants	
Business - Food & Drink, turning BC into a foodie mecca.	
Business - Food & Drink, upscale restaurant	
Business - Keeping buildings full with business	
Business - Lodging, need NEW hotel	
Business - Maintain & support local, small businesses, no box stores	4
Business - no big box stores like neighboring communities	
Business - opportunity, cooking, craft & nature classes or water related activities	
Business - pharmacy (Rite-Aid/Walgreens) with drive up	1
Business - Retail - Having a good selection of business' to serve the needs of the people	
Business - Retail, add men's clothing store	
Business - retail, add more needful stores	
Business - Retail, add office supply store	
Business - Retail, limited shopping selection	
Business - Retail, shopping, offer more diverse	
Business - solid business base	
Business Incentives, offer more & attract businesses. Make financially attractive to have businesses in town.	2
Chamber bldg enlarged but stay in same location	
Chamber of Commerce - building is eyesore, inside & out	
Character - BC does a lot of good things, such as this survey! Don't be too hard on yourself, a boatload of cities in northern Michigan would like to be in your shoes.	
Character - Downtown environment, continue with positive, build on current successes and accolades keep positive articles in the newspaper	2
Character - hold on to present identity, keep town's character, be progressive but quaint, protect small town atmosphere	13
Character - keep residents thinking positive & creative, keeping a positive approach	1
Character - Keeping the Maybury RFD atmosphere in and around Boyne.	

Character - Keeping the momentum of the past years going.	
Character - maintain appeal as tourist destination, protect image as resort area	1
Character - Making Boyne City more visually appealing	
Character - we are losing our small town appeal image	
<hr/>	
City Facilities - improve	3
City Facilities - improve or consider new location	1
City Facilities - move off water	2
City Facilities - move off waterfront	7
City Facilities - museum, move into the Odd Fellows Bldg.	
City facilities - relocate fire & police	
<hr/>	
City Government - finances, overboard on spending for improvements	
City Government - Leaders, Boards/Commissions need more vision	
City Government - over regulation	
City Government - some have been there too long, need young blood	
City Government - Too many organizations making decisions; seems there is a separate committee for everything	
<hr/>	
City Property - Make better use of North Boyne Property	
<hr/>	
City Services - EMS sustainability	2
City Services - provide and maintain	1
City services - Providing better services for all of Boyne City area.	
<hr/>	
City Staff - better, more efficient use of workers time	
City Staff - improve Police Dept., doesn't fit our small town feel, uninterested police force, needs new leadership	2
City staff - more efficient, less manpower in DPW	
City Staff - not privatizing workers/positions	
City Staff - poor management	
<hr/>	
Communication - As Boyne City grows it incorporates new problems ; communication of these problems and solutions need positive reflection instead of the rumor mill process of condemn first.	
Communication - improve	
<hr/>	
Community - always keep the locals in mind	
Community - balance citizen needs with business needs	
Community - Buff up Boyne, increase awareness	
Community - capitalize on complete outdoor experience in the area	
Community - Celebrate our communtiy spirit and volunteerism	
Community - continue to energize volunteers	
Community - Decrease the difference between the 'haves' and 'have nots	
Community - families are struggling financially	
Community - Finding ways to upgrade/revitalize the older in-town neighborhoods.	
Community - helping residents deal with change and not always thinking "it used to be"	
Community - homelessness & unemployment	
Community - keep momentum going	
Community - keep small town feel, bigger isn't always better	
Community - Keeping properly educated people in the area to help businesses grow	
Community - maintain quality of life	1
Community - maintain quality of Life (make smart decisions)	4
Community - maintain small town, friendly feel while growing & expanding	
Community - make viable city for residents	
Community - negative attitude from some native residents	
Community - proactive attitude towards newcomers	
Community - self-sufficient direction for food, energy & transportation	
Community - think long term, not just today	
Community - year 'round foot traffic	
Community Garden - expand	
Community- more focus on year round residents	
Community participation - add fun activities	
Community participation in community projects, continue.	
Community pride & ownership - continue to foster and it will continue to benefit everyone	
Development - don't over develop	
Development - Idle and undeveloped property.	

Devlon - buy the property for public open space, City needs to take ownership and turn into public park force owners to convert to public park area, great public beach area	4
Devlon - devolp into something	
Devlon - finish started projects	
Devlon - Make some hard moves on the development (or non development)	
Devlon - resolve, clean up mess, eyesore, embarrassment, do something	15
<i>Devlon property - clean up</i>	9
<i>Devlon/Dilworth, continue to strive for positive results</i>	4
Dilworth - redevelop to enhance economic revitalization downtown, reopen, restore before lost, save It has to happen. It is such a Land Mark.	15
Dilworth - unfinsihed development	
<i>Dilworth redevolpment</i>	10
Downtown - add bicycle racks / lots	
Downtown - broaden selection of upscale shopping & restaurants	
<i>Downtown - Coopers & Parkside iocations need viable businesses</i>	2
<i>Downtown - Coopers (entire building) make viable</i>	
Downtown - encourage more shopping & eating	
<i>Downtown - fill empty stores/buildings (Carters, Dilworth Lally, etc.)</i>	1
Downtown - find investors to renovate Lake St. corridor	
Downtown - Focus on unification, not differentiation of sections downtown. Boyne is too small to be so divided.	
<i>Downtown - healthy business environment</i>	
Downtown - improve business atmosphere	
Downtown - Improve entrance, beautification Roadway between middle school and downtown	
Downtown - increase shopping opportunities	
Downtown - keep downtown interesting to shoppers or diners	
<i>Downtown - Lake St business improvments (Sportsman's to Theater)</i>	4
<i>Downtown - Lake St. incentives to fill and develop store fronts</i>	2
Downtown - maintain strong buisness district	
<i>downtown - make more walkable, cohesive and fill empty buildings</i>	3
Downtown - more shops & restaraunts	
Downtown - more upscale galleries & shopping	
Downtown - movie theater	
Downtown - need more pubs with entertainment	
Downtown - need more stores that sypply basic needs (shoes, men's clothing, etc.)	
Downtown - no more professional offices downtown	
<i>Downtown - Parkside (fill vacant building/buisness)</i>	1
Downtown - promote SOBO so Lake St businesses can prosper	
<i>Downtown - property Improvement program sponsor clean/spruce-up efforts to encourage businesses</i>	
Downtown - Retail - keep spaces full, attract new retail, fill vacancies on water and s.lake St.	7
Downtown - retail needs useful, necessary shops, too many tourist shops, need more staples	
Downtown - Retail, diverse shopping opportunities	
Downtown - Retail, keep stores open for business	
Downtown - Retail, keeping and expanding tourist based businesses to increase the downtown draw.	
Downtown - Retail, need more stores for shopping.	1
Downtown - storefronts filling up (maintain the momentum)	
Downtown - sustainable retail & restaurants	
Downtown - thriving business district	
downtown - keep busy in the shoulder seasons	
<i>Downtown - maintain healthy attractive retail presence</i>	
Dump - complete monitoring wells of toxins from old dump	
<i>Economic Development</i>	3
Economy - improve	
Economy - poverty	
Economy / Poverty - address	
Economy increase cash flow	
Education - more opportunities for youth	
Education - retraining for older adults / displaced workers	
<i>Education / Training - career center, technology education</i>	4
Entrance/Cooridoor - clean up properties on M-75 S	
<i>Entrance/Cooridoor - improve appearance M-75</i>	1

<i>Entrance/Cooridoor to downtown - Co-op efforts w/ City & private to improve appearance</i>	3
<i>Entrance/Cooridoor to downtown - improve appearance of Boyne Ave starting at Pearl St.</i>	3
Environment - keep clean	
Environment - Pollution, better storm sewer runoff control to keep pollutants from entering lake	
Environment - protect & restore our waters & land, natural resources	1
Environment - protect even when trying to create jobs	
Environmental - awareness and be good stewards	
Events - add additional events	
Events - Consistant coordination of multiple events so they all have a good time slot and donot conflict.	
Events - continue and keep fresh & current	
Events - continue sponsoring activities	
Events - Downtown art / entertainment venues	
Events - great downtown base for events - keep building on that	
Events - great, keep them up	
Events - improve / enhance public entertainment & events	
Events - maintain and add downtown events	
Events - more fun winter activities	
Events - more fun winter activities	
Events - something similar to Stroll the Streets during the winter months	
Family - attrach & retain young families	
<i>Farmers Market - Enhance</i>	1
Farmers Market - expand	
Farmers Market, - move to location w/ level ground	
Farmers Market, - no dogs	
<i>Fire - find permanent home for historical fire truck</i>	1
<i>Fiscal Responsibility - Maintain</i>	1
Grants - pursue more	
Grants - State & Federal interference, don't become dependant on grants lends to government control	
Grocery - Development of quality food selections	
Grocery - organic health food store	
Grocery - Store in Carters bldg	
Grocery - Store, add another (large size)	
Grocery - Store, add another in Carters Bldg.	
Grocery - Store, add another, competitive food market	11
Grocery - Store, add grocery chain or upgrade Glen's	
Grocery - Store, update & improve Glens	
<i>Grocery Store - need additional</i>	3
Growth - better controls on development projects	
Growth - citizens fighting against	
Growth - continue to attract population	
Growth - control growth and expansion while providing employment for our residents.	
Growth - maintain momentum, sustain current trend	1
Growth - manage growth without changing the nature of our town	2
Growth - managing it and directing it appropriately	2
Growth - need economic growth	
Growth - sustained growth keeping residents in mind	
Healthcare - accessibility, 24/7 urgent care	
Healthcare - accessibility...affordable & available	
Historic Preservation - stop spending money to preserve the past (Dilworth& building on Divison st) move on	
Housing - address affordable housing, lack of	6
<i>Housing - low income & program for abandoned homes</i>	2
Housing - prices	
Industrial Park - appropriate growth	
<i>Industrial Park - outside storage</i>	1
Industrial Park - use to creat jobs & long term leases, bring new industry	2
Industry - attract clean businesses to Industrial Park	
Industry - continue to promote and attract, Attract more development	3
Industry - Inviting industry by promoting industry	
Industry - need more to create more jobs	
Infrastructure - maintain	

Infrastructure - Park Street needs repaved	
Infrastructure - properly planned growth	
Infrastructure - sidewalks in residential areas are awful or non-existent	
<i>Infrastructure - Streets - improve City streets(Court St)</i>	2
Infrastructure - Streets - repair & maintain (condition of the streets outside of downtown)	
improve City streets (especially gravel streets)	6
<i>Infrastructure - Streets & infrastructure - continue to improve streets & infrastructure</i>	3
Infrastructure - support all of the traffic and parking for the events, venues and activities within the city.	
Jobs - attract & maintain employment, higher paying, sustainable, benefits, full-time, local residents year round, long term, Attracting employers	47
Jobs - How to create jobs?	
<i>Jobs - increase opportunities for sustainable jobs for citizens to make a living, Creation, Retention & Attract</i>	12
Jobs - increase opprtunities and decrease unemployment	
Jobs - Keeping a small town while allowing locals to have jobs	
Jobs - Lack of employment opportunities.	
Jobs - Need more jobs so people can stay here.	
Jobs - Recruit business to create jobs	
Jobs - RetentionKirtland Products - settle issue and keep them in business	
Jobs - unemployment	
Kirtland - address noise	2
Kirtland - environmental impacts, long term	
Kirtland - negative affect on community, home values, surrounding neighbors & tourism, loss of future residents & jobs, produces jobs but lowers our standards of living	4
Kirtland - Resolve issues from the wood pellet plant. Help correct it. We can't afford to loose them..	5
<i>Kirtland Products - address noise</i>	4
Kirtland Products - Bad move, Boyne was good til then	
<i>Kirtland Products - investigate vapor</i>	1
Kirtland Products - noise and atmosphere pollution	
Kirtland Products - Plume not attractive for tourism	
<i>Kirtland Products - Reasonable coexistence with residents</i>	1
Kirtland Products - reduce noise and steam plume	
Kirtland Products- noise and ordor	
Main Street program - continue	
Marina - develop marina and surrounding area	
<i>Marina - Expand & renovate</i>	5
<i>Marina - improve current facility/docks</i>	1
Marina - renovate, don't neglect	1
Marina - shoppers dockage, more boating facilities for shopping & visiting downtown	2
<i>Marina - upgrade current facility/docks</i>	
<i>Marketing - statewide</i>	1
Marketing - increased & improved signage on US 31, 131 & near Boyne Mt.	
Marketing - more downtate advertising our events	1
One Water Development- finish project	
<i>Parking - "The Hill Preserve"</i>	1
<i>Parking - Additional and better access</i>	
Parking - issue	
Parking - look into utilizing more parking from private business	
<i>Parking - too restrictive to redevelopment</i>	
Parks - Avalanche revamped to better serve current activities uses; multi-use trails carry risk of accidents	
<i>Parks - Avalanche, don't over develop</i>	1
<i>Parks - Better use, access and improvements to Tannery Beach</i>	3
Parks - consider select cut to improve healthy growth & use money for other improvements	
Parks - maintain, invest in additional amenities, add programs for kids, improve beach	1
<i>Parks - mapping of hiking trails</i>	2
Parks - Riverside park improve on walking trail	
<i>Parks - some additional development, maintenance, improvements (skate park, dog park, sidewalks/paths to parks, more ball fields, disc golf, etc)</i>	4
<i>Parks / Public accesses - improve use</i>	1
<i>Parks Penninsula Beach park improvments</i>	1

<i>Partnerships - continue to seek for more partnership opportunities</i>	4
Pets - Dog Park	2
Pets - enforce no dogs at events	
<i>Pets - Pet friendly community (dog park)</i>	7
Pets - pet friendly for locals & tourists	
<i>Pets- enforcement of cleaning up after pets, additional trash cans for disposal, dog park</i>	1
Pharmacy - add another	
Projects - complete projects before moving on to something else (pavers on Main St)	
Public Relations - improve communication with public & city management	
Public Relations - reach out to silent majority	
Public Safety - address crime	
Public Safety - Crime	
Public Safety - Keeping Boyne City a safe place to live.	
Public Safety - Keeping it a safe, clean community	
Public Safety - police need to enforce speed limits better	
<i>Public Safety - Traffic, Attention to speed on E. Lincoln St.</i>	1
<i>Public Safety - Traffic, Attention to speed on Water St.</i>	1
Recreation - Continuing to build on opportunities w/out breaking the bank or harming environment	
Recreation - continue maintaining and expanding on Marina, beaches, bike paths & roads	
Recreation - Equipment, rent sports equipment for parks (croquet, badminton, tennis racquets)	
Recreation - expand opportunities throughout the city	
Recreation - skate park	
Recycling - curbside	5
Recycling - improve, maintain, expand current site	3
<i>River - enhance (sidewalks/trails)</i>	
<i>Senior Citizen - increase activity opportunities, increase outdoor activity</i>	2
Senior Citizens - more discounts	
Senior citizens - more focus on needs	
Senior complex, add gazebo at Deer Meadows	
<i>Sidewalks - additional in neighborhoods and improve bad sidewalks</i>	
Sidewalks - extend & maintain	
<i>Sidewalks - improved and expanded snow removal</i>	2
Sidewalks - more snow removal during the winter so residents can walk to town	
<i>Street lights - add more</i>	1
Tax Assessments - Property value and market value drop adjustments.	
Taxes - eliminate 1% admin fee	
<i>Taxes - maintain current millage</i>	
<i>Taxes - non-homestead, drop in sev, doesn't reflect current value</i>	3
<i>Taxes - property improvement credit</i>	
Taxes - raise taxes in the DDA area	
Taxes - Spending tax dollars wisely by choosing projects that support and promote the growth direction of the city and its healthy businesses.	
Taxes - too high, reduce to help community, lower for residents, lower property taxes to attract home ownership	10
<i>The whiners when you try to keep 28 families in the area</i>	
Tourism - attract & retain	7
Tourism - capitalize on tourism dollars	
Tourism - family friendly place to visit	
Tourism - focus on highlighting small, tourist town	
Tourism - further develop spring & fall activities	
Tourism - increase during the winter months	1
Tourism - mid-week specials for skiers & golfers	
Tourism - promote being on the best lake and near best skiing in MI	
Tourism - Year round activities to attract people	
<i>Trails - Bicycle Friendly/non-motorized trail - add trails, racks, lanes, etc.</i>	
Trails - Bicycle trail - do not take peoples property	
<i>Trails - Bicycle Trails - more mapped trails for biking rollerblading, etc.</i>	2
<i>Trails - Bicycle/non-motorized trail - Boyne City to Charlevoix and Boyne City to Boyne Falls</i>	3
Trails - develop & improve non-motorized paths and connections to other trails	2
Trails - non-motorized between Boyne & Charlevoix & Boyne to Boyne Falls	5

<i>Trails - Snowmobile trails, develop, make Boyne City snowmobile friendly</i>	5
Transportation - continue shuttle service between Boyne City & Boyne Mt.	
Transportation - extended public bus service (later hours and weekends around town)	2
Transportation - free bus service for handicap	
Transportation - lack of taxis or shuttles	
Transportation - need more frequent public transportation to Petoskey	
Transportation - water taxi between BC & Charlevoix	
<i>Utilities - bury overhead utility lines (Park St.)</i>	2
Utilities - lowering or evaluating water/sewer pricing, and having all pay their bills on time, residential and business	
Utilities - Water and/or sewer service is not yet provided to all city properties.	
<i>Utilities - Water Meters - get and install new</i>	
<i>Vehicle (electric) charging stations - solar if possible</i>	1
Vision - lack of vision from older citizens	
Vision - old mind sets, not willing to think outside of the box	
Visitors - Attract & retain visitors (make reasons for them to come)	
Water - improve drinking water	
<i>Water quality - improve drinking water</i>	3
Waterfront - clean up and promote waterfront behind City Hall	
Waterfront - develop for increased dockage	
Waterfront - ensure proper development, need more development	1
Waterfront - maintain / improve access & visibility for residents, sightlines, save our waterfront, biggest asset	8
Waterfront - make improvements, improve to enhance accesses (being mindful of the environment) public waterfront development, useable beach area, create more public openspace on water	5
Waterfront - move industrial business off the waterfront	
Waterfront - no more construction in town on the water	
Waterfront - preserving & expanding on our waterfront resources	
<i>Waterfront - public property from north boat launch to Café Sante</i>	1
Waterfront - revisit marina district ordinance	2
Weather - Counting on 'used to be' weather patterns--lots of snow in winter season: rain at the right time in spring and summer; warm, consistent weather in summer. We must learn to be more flexible.	
<i>WiFi/Broadband - Expand to attract hightech companys & public/tourist use, cover entire business district, low cost high speed interent everywhere</i>	18
WiFi/Broadband - increase accessibility	2
<i>WiFi/Broadband upgrades</i>	
Youth - activities for our children to do	
<i>Youth - Develop facilities, additional activities</i>	2
Youth - Education, do more for local schools, school issues	1
Youth - Education, NCMC satellite classes in BC	
Youth - focus on the future of our kids	
Youth - foster care issues	
Youth - lack of facilities/activities for teens, more focus on youth	4
<i>Zoning - clear rules & use common sense</i>	1
<i>Zoning - Industry - define "light industry" and what is/isn't acceptable</i>	
Zoning - issues in residential areas	
<i>Zoning - Noise ordinance (difinitive)</i>	1
Zoning - Noise, lower noise levels from factories, car washes and bars	