

**Meeting of
August 21, 2017**

Record of the proceedings of the Boyne City Planning Commission regular meeting held at Boyne City Hall, 319 North Lake Street, on Monday August 21, 2017 at 5:00 pm.

Call to Order

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

Roll Call

Present: Ken Allen (arrived 5:10 p.m.), Jason Biskner, George Ellwanger, Chris Frasz, James Kozlowski, Tom Neidhamer, Aaron Place, Jeff Ross and Joe St. Dennis
Absent: None

Meeting Attendance

City Officials/Staff: Planning and Zoning Administrator Scott McPherson and Recording Secretary Jane Halstead
Public Present: 1

**Consent Agenda
Motion

2017-08-21-03
Ross moved, Ellwanger seconded, PASSED UNANIMOUSLY, a motion to approve the Planning Commission minutes from July 17, 2017.

**Citizen comments on
Non-Agenda Items**

None

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

None

Unfinished Business

None

New Business

**Conditional Use
Public Hearing**

Planning Director McPherson reviewed his memo in the agenda packet regarding a Conditional Use Request for a two family dwelling that Habitat for Humanity is proposing to build on Bailey Street. The units will share a driveway and will each be served by City water. Each unit will have its own septic tank and drain field. The Board discussed the project and the decision to use a septic system rather than hook up to the City sewer. Sanitary sewer is not close enough to make it feasible to hook into. The Health Department has already issued the permit for the septic system. Rob Morford of Habitat for Humanity was present at the meeting and provided the board with a copy of a preliminary floor plan and explained how the Habitat for Humanity application process works. He said a partner family has not been selected as of yet.

The Board reviewed the ordinance requirements of Conditional Use and the Conditional Use Findings point by point and found that the project meets the standards required.

Frasz asked if the neighbors had been notified regarding the project. McPherson stated that the hearing was posted in the newspaper and property owners within 300 feet were sent a letter notifying them of the hearing.

****Motion**

2017-08-21-07A.1
After board discussion, **motion by St. Dennis, seconded by Place, PASSED UNANIMOUSLY**, to approve the Conditional Use for parcel number 051-260-023-00 as presented.

Roll Call:

Aye: Allen, Biskner, Ellwanger, Frasz, Kozlowski, Neidhamer, Place, Ross and St. Dennis

Nay: None

Motion Carries

The Board moved on to the Development Site Plan Review and had a general discussion regarding the building plan. Kozlowski inquired whether a soil test had been done on the lot and the only formal testing done on the soil was the Health Department test for the septic system. An excavator did do a general evaluation of the lot per Morford. Kozlowski had a question on erosion control on the site. McPherson stated that the soil erosion control standard was not applicable in this situation. Consensus was that the project was favorable, meet the Development Plan Approval Criteria in Section 19.40 and provides more housing as is one of the City's goals.

****Motion**

After board discussion, **motion by Ellwanger, seconded by Ross**, to approve the site plan as proposed.

2017-08-21-7A.2

Roll Call:

Aye: Allen, Biskner, Ellwanger, Frasz, Kozlowski, Neidhamer, Place, Ross and St. Dennis

Nay: None

Motion Carries

Staff Report

- The M-75 Corridor Plan is ongoing. Because Boyne City is a Redevelopment Ready Certified Community it qualifies for technical assistance and some funding for the study. The M-75 Corridor is rapidly changing and in transition. McPherson stated it is critically necessary to determine an access management plan in that area. Work has started on the site for Louie's Market and Sav A Lot is expected to begin construction next year.
- The Northwest Michigan Housing Summit is October 16th from 9 to 3 p.m. in Traverse City.
- The Open House for the new City Hall will be held September 1st.

Good of the Order

- St. Dennis asked McPherson a general question regarding accessory apartments such as an apartment above a garage. The main home owner has to live in one of the dwellings on the property. Regulation of rentals is generally difficult.

Adjournment

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

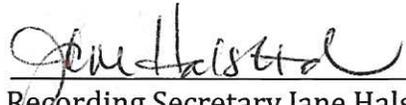
****Motion**

2017-8-21-10

St. Dennis moved, Allen seconded, PASSED UNANIMOUSLY a motion to adjourn the August 21, 2017 meeting at 6:03 p.m.



Chair Chris Frasz


Recording Secretary Jane Halstead