

**Meeting of
March 17, 2014**

Record of the proceedings of the Boyne City Planning Commission meeting held at Boyne City Hall, 319 North Lake Street, on Monday, March 17, 2014 at 5:00 pm.

Call to Order

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

Roll Call

Present: George Ellwanger, Chris Frasz, Jane MacKenzie, Lori Meeder, Tom Neidhamer and Aaron Place
Absent: Jason Biskner, Jim Kozlowski and Joe St. Dennis

2014-3-17-02

****MOTION**

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

Meeting Attendance

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

Consent Agenda

2014-3-17-03

****MOTION**

Neidhamer moved, Ellwanger seconded, PASSED UNANIMOUSLY, a motion to approve the consent agenda; approval of the Planning Commission minutes from February 17, 2014 as presented.

**Comments on
Non-Agenda Items**

None

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

The Trail Town committee has met and is making progress on the draft plan, which could be presented to the City Commission soon for comment and adoption.

Unfinished Business

None

New Business

Planning Director McPherson reviewed his report in the agenda packet. Family Fare presented the board with an option for signage for the newly renovated store. The proposal is for the free standing sign in the parking lot along with signage on the structure. Planning Director McPherson reviewed the history of variances for additional signage by Glen's Market. The existing free standing sign is nonconforming as it exceeds maximum height and area. The requested signage does exceed the ordinance criteria, and the pre-existing board of appeals variance request. This commission does have the ability to approve signs that exceed ordinance standards, under the section that grants variances in height and area based on circumstances. At your place at the table, is a submitted smaller revised proposal dated 3-17-14, received and filed.

**Signage request for Family
Fare Market**

Gary Gebhardt: Signs by Crannie - Presented the company's request for Family Fare, Starbucks and the pharmacy drive through signs. With the restrictive nature of the city's sign codes, would like the board to remember that there are (2) additional separate stores that are operating within the building; Starbucks and the pharmacy drive through. The pylon sign looking at replacing the Glen's face with Family Fare, and the former credit union spot, would put up the Starbucks sign. This background will be opaque at night, only the green letters and logo would illuminate. The sign will be LED lit, not bright or flashing.
Place - With the free standing sign, you are replacing with brand new panels?
Gebhardt - Yes and painting the cabinet.

Place – The lower part, how can that be used for this, as a different business.

McPherson – The Family Fare sign is replacing a pre-existing sign panel, and when the credit union left after 90 days, their space was considered no longer approved for any permitted signs. This board would have to give them relief after findings in order to put up the Starbucks sign.

Liddy Frasz – Are there going to be lights shining down or coming up?

Gebhardt – Internal LED lights

Frasz – You said the white will be opaque?

Gebhardt – Yes, the logo will illuminate and the green letters will illuminate. White background will not illuminate. Red will be opaque above, only the letters of Family Fare will illuminate at night.

McPherson – It is a non-conforming sign already, to increase signage, relief will need to be granted. They have 130 sq ft for Family Fare with the addition of Starbucks will be another 42 sq ft.

Gebhardt – The only other alternative is to leave the black box?

McPherson – That is correct

Neidhamer – If they incorporate the Starbucks and Family Fare in the upper sign, can they eliminate the lower box?

Place – Under the non-conforming section of the sign ordinance, you are not allowed to change/alter to extend the life of the sign. I'm concerned that is what is going to happen.

McPherson – Past practice has allowed the face of signs to be changed, as it is considered normal maintenance. If they were going to rebuild the structure, that would not be allowed.

Frasz – With the credit union gone, does the city have any standing to remove the rectangular box?

McPherson – The city can not require them to remove that part of the structure.

The board further discussed the building sign proposal dated 02-19-14 that was included in the agenda packet. The lettering on the building was submitted at 35" for Family Fare, there is a proposed Starbucks logo at 16 sq. ft, and the pharmacy drive thru sign at approximately 11.43 sq. ft. for a total of 124.47 sq ft. They felt that the sign proposal dated 03-17-14 was better even if the building lettering was proposed at 20" instead of 35", they felt with the large sign in the parking lot, would give them indication as to a grocery store, pharmacy and Starbucks inside the building. They also continued the discussion on the pylon sign in the parking lot with the removal of the blank triangular box and giving relief by allowing the Starbucks logo only, to be adhered directly to the sign structure.

After board discussion, **motion by Frasz, seconded by Neidhamer**, to approve a requested sign proposal by Family Fare Supermarkets: (1) to grant relief to the free standing sign to allow the addition of the Starbuck logo to be placed within the surface of the sign post, removing the triangle sign structure; (2) accept the revised 03-17-14 wall signage as presented totaling under 100 square feet of surface; (3) that the pharmacy signage is not directional; and (4) offering relief to Starbuck to have a sign logo on the current structure as merit of a separate business within the building.

****MOTION**

2014-3-17-7A

Roll Call:

Aye: Ellwanger, Frasz, MacKenzie, Meeder, Neidhamer and Place

Nay: None

Absent: Biskner, Kozlowski and St. Dennis

Motion Carries

**Review 2014 Goal Setting
Survey Results**

Planning Director McPherson reviewed the 2014 goal setting summary that was included in the agenda packet. This information is useful, as it is a summary of the various public input sessions, on line survey and additional public input. This can be a useful tool in deciding the direction that the city will be working towards and future Master Plan revisions. The board discussed the summary and was impressed with the various comments that were made by the citizens.

Staff Report

- Annie Doyle has been working on Food Trucks. She has facilitated a couple of public informational sessions, and is compiling the feedback that has been given for a presentation to the City Commission, which could be as early as the 25th of March.
 - The city was not selected for the first round of the SAW Grants; unsure when future funding is possible.
 - City staff, school administrators and the Health Department are working on the Safe Route to school program. There is upwards of \$200,000 in grants possible for each school, elementary and middle school for sidewalks.
 - Presented tonight is the RRC updated report; received and filed. The city has completed many of the items, and the remaining items can be completed within the next 12 month period of time. A presentation to the City Commission for the findings will be done at an evening meeting in the near future.
 - Environmental Architects, the firm selected to do the city facilities, have begun the process of looking at the current facilities. They will be meeting with different groups and staff to discuss needs in order to accurately access the needs, wants and wishes.
 - Tomorrow is scheduled as the budget work session. All are invited to attend.
-

Good of the Order

- Place provided the commission with current slides of the progress of the various bike racks that will be placed around the city. They are very attractive, and will be a great asset to the community.
-

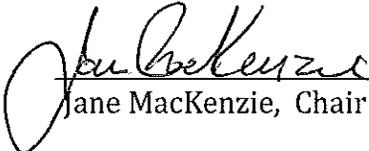
Adjournment

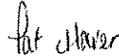
The next meeting of the Boyne City Planning Commission is scheduled for April 21, 2014 at 5:00 pm in the Auditorium.

2014-3-17-10

Meeder moved, Place seconded, PASSED UNANIMOUSLY a motion to adjourn the March 17, 2014 meeting at 6:15 p.m.

****MOTION**


Jane MacKenzie, Chair


Pat Haver, Recording Secretary