

Meeting of
June 18, 2012

Record of the proceedings of the Boyne City Planning Commission meeting held at Boyne City Hall, 319 North Lake Street, on Monday, June 18, 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, Lori Meeder and Tom Neidhamer
Absent: Chris Frasz, John McCahan and Joe St. Dennis

Excused Absence(s)

MOTION

2012-06-18-2

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

Meeting Attendance

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

Consent Agenda

MOTION

2012-06-18-3

Ellwanger moved, Crum seconded, PASSED UNANIMOUSLY a motion to approve the consent agenda. Approval of the May 21, 2012 Planning Commission minutes as presented.

Comments on
Non-Agenda Items

None

Reports of Officers, Boards
and Standing Committees

None

Unfinished Business
Election of Officers

At this point in the meeting, Tom Neidhamer resigned his position as Chair of the Planning Commission board, due to his appointment to the City Commission. After discussion and acceptance, **motion by Crum, seconded by Meeder** to nominate Jane MacKenzie as Chair.

MOTION

2012-06-18-6(1)

Roll Call:

Aye: Crum, Ellwanger, Kozlowski, MacKenzie, Meeder and Neidhamer

Nay: None

Absent: Frasz, McCahan and St. Dennis

Motion Carries

MOTION

After discussion and acceptance, **motion by MacKenzie, seconded by Ellwanger** to nominate Gretchen Crum as Vice Chair.

2012-06-18-6(2)

Roll Call:

Aye: Crum, Ellwanger, Kozlowski, MacKenzie, Meeder and Neidhamer

Nay: None

Absent: Frasz, McCahan and St. Dennis

Motion Carries

New Business

One Water Street request for preliminary review of final development plan and rescheduling of July meeting

Planning Director Scott McPherson referenced the final site plan for preliminary review and architectural pattern board examples that were provided in the agenda packet. The second reading for the Conditional rezoning will go before the City Commission on July 24th. They have asked to have the July Planning Commission meeting rescheduled to July 30, 2012, after the City Commission meeting to help expedite the process. All of the city departments have reviewed the plans and have no real concerns with them except the Superintendent of the Water Department. He was concerned about how each building would be metered. The proposed infrastructure will be built to city standards, so is not an issue. Previous development agreement was also attached, and will need to be updated with the revised plans; however, all of the stipulations and agreements are to remain the same.

Development Team presentation

Doug Mansfield - Mansfield & Associates

The plans in your packet are the same ones that were presented at the Conditional Rezoning hearing last month. The fire codes will meet the current requirements of 8 feet between buildings, each will have a sprinkler system, and fire rated materials will be used. The sanitary and storm water is all gravity and flows through the development with less impervious surfaces. We are looking at different ways to take care of the snow with removal vs heated drives with insta-heaters that cover zones. The landscaping will be low growing and low maintenance to maintain the views. Proposed will be ivy, ferns and myrtle between the buildings, Honey locust trees scattered throughout, and we have had conversations with the neighbors to the south about an arborvitae hedge. The entire site will be irrigated. We will meet with the city to develop any plans for the north side of the buildings on public property after uses are established. Lighting will be at a lower threshold for residential uses, and not broad scale commercial lighting.

Wally Kidd & Glen Catt - We have had a lot of enthusiasm from the community, and would like to capture the summer season to begin marketing the project. We are applying for a site sign in anticipation of approval. We feel uncomfortable about the soft beginning of marketing, but we have received favorable overwhelming positive support from all of the meetings we have attended so far, so would like to move forward with marketing the project as soon as possible.

Board Deliberation

MacKenzie - Our task tonight is to review the plan, and give our input prior to the final site plan review for next month.

Kozlowski - I have a question about the floating dock?

Catt - The fishing pier? It was a DEQ condition of the previous owner. Our development agreement, once Phase II is completed, we will be building the sidewalk on the triangle piece of property and the fishing pier will be completed.

Kozlowski - Sidewalks will be to our standards?

McPherson - Yes, the sidewalks must meet municipal standards.

Kozlowski - Will the public be allowed to walk down towards the end on the dock?

Catt – The entire length of the dock and the “T” will remain open to the public. The fingerlings will be private with association signage. The owners will not be allowed to put up tents, boat houses, or gates, as they would be in violation of the marina permit and association regulations.

Meeder – Is the development agreement to be amended for the new phases?

McPherson – Yes

Neidhamer – Will the shoreline banks be fancied up?

Catt – Not sure how much we can do, the Army Corp is pretty strict on what can be done. There will not be any lake access except the marina docks; the rip rap will be cleaned up as much as possible. The 200 foot dock will remain natural.

Kozlowski – Will the public be allowed down by the pool area?

Catt – No, the sidewalk in front of the lake side units is to be private. That is why we are keeping the marina dock open to the public.

Mansfield – Condominium documents and language will be presented next month, as they are with the attorneys at this point to have all of the association ownership details worked out.

Kozlowski – Will there be additional dock slips if the lower level of the condo unit is sold and split off?

Catt – No per the DEQ our marina can’t be expanded, because they required a conservation easement. Out of the 24 slips, 3 will remain with the previous owner, 1 will stay with my family, 15 will be available for the upper level condo owners to purchase if they want, and we hope to be able to have a couple left for shoppers’ docks and transient uses.

McPherson – Their proposed lighting plan, per our ordinance, will not exceed the threshold and I am fine with the proposed residential fixtures.

No action is required on the plan tonight, as they were looking for preliminary review suggestions and/or concerns prior to final development plan submittal for next month. However, they have asked for consideration of the Planning Commission meeting to be moved to Monday, July 30th, after the second reading of the Conditional rezoning that will be held on Tuesday, July 24th, that way they can move forward with marketing and construction details. After board discussion and review of the calendar, **motion by Ellwanger, seconded by Meeder, PASSED UNANIMOUSLY**, to reschedule the July meeting to the 30th of the month at 5:00 pm in the City Commission Chambers.

MOTION

Review of Lot Reconfiguration Ordinance

MOTION

Planning Director McPherson believed that the extensive process for our lot reconfigurations is cumbersome and can be streamlined. It is not discretionary; they either meet the requirements, or they do not. It can also be a financial and time hardship for the applicant to go through our current process of two board meetings so minor changes have been proposed. After additional board discussion on this item, **motion by Crum seconded by Meeder** to recommend approval of the changes to the Lot Reconfiguration Ordinance as presented by the administrative staff to the City Commission.

2012-06-18-7B

Roll Call:

Aye: Crum, Ellwanger, Kozlowski, MacKenzie, Meeder and Neidhamer

Nay: None

Absent: Frasz, McCahan and St. Dennis

Motion Carries

Planners Moments review

DVD presentation of Planners Moments - Signage.

- The City's sign ordinance was highlighted, illustrating various types of signage within the city, the good and the bad.
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Staff Report

- Devlon site - They have no current permits to do anything. They indicated they are still pursuing Brownfield funding and their request for appeal to the State Court of Appeals is still pending. The City now needs to look at other issues of the site, the unfinished building and fence and discuss what the next steps and methods will be.
 - Kirtland - The engineering consultants were here and set up monitors on the equipment. They tested 25 pieces of equipment that could be involved in measures in mitigation of sound. The citizen committee will be meeting to discuss the findings, and then Kirtland will need to decide what can be done with the projected costs.
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Good of the Order

Neidhamer advised he is involved with the newly established Watershed Committee. This group is attempting to identify problems within the Lake Charlevoix Watershed and come up with comprehensive and cohesive ordinance/guidelines for all watershed/waterfront areas in seven different communities.

Kozlowski advised that they are attempting to put together a "fly in" at the airport to coincide with Boyne Thunder in 2013. This will bring the most exposure for the event without impeding their event. More details to follow.

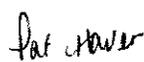
Adjournment

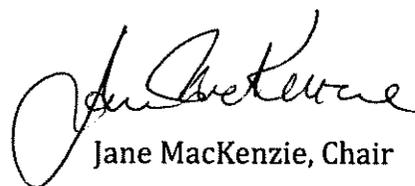
The next meeting of the Boyne City Planning Commission will be changed and scheduled for July 30, 2012.

****MOTION**

2012-06-18-10

Kozlowski moved, Neidhamer seconded, PASSED UNANIMOUSLY a motion to adjourn the meeting at 6:22 p.m.


Pat Haver, Recording Secretary


Jane MacKenzie, Chair