

AGENDA
BOYNE CITY PLANNING COMMISSION
Monday September 21, 2020 5:00 p.m.

<https://us02web.zoom.us/j/84953334077?pwd=Y0ZPSEtVU0Q2aisrZ2ITL3J0NER5QT09>

Meeting ID: 849 5333 4077
Passcode: 272634

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The public will be allowed to comment during the usual public comment opportunities during the meeting per City Commission policy and practice. All other times the public will be muted.

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.

Approval of minutes from the August 17, 2020 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. Brook Walsh Preliminary Development Review for Industrial Park Lots 3 & 4
 - B. Review & Discuss housing potential in the Industrial Zoning Districts
 - C. 5 year review of Master Plan
8. Staff Report
9. Good of the Order
10. Adjournment – Next Meeting October 19, 2020

Individuals with disabilities requiring auxiliary aids or services in order to participate in municipal meetings may contact Boyne City Hall for assistance: Cindy Grice, City Clerk/Treasurer, 319 North Lake Street, Boyne City, MI 49712; phone (231) 582-0334

Approved:

**Meeting of
August 17, 2020**

Record of the proceedings of the Boyne City Planning Commission meeting held via Zoom on Monday August 17, 2020 at 5:00 pm.

Call to Order

Chair Place called the meeting to order at 5:00 p.m. and discussed the rules and procedures for the Zoom meeting.

Roll Call

Present: Larry Chute, Skylar MacNaughton, Nichole Moblo, Tom Neidhamer, Rose Newton and Aaron Place
Absent: Jeff Ross
Vacancy: Two

**Excused Absences
Motion**

Newton moved, MacNaughton seconded to excuse the absence of Ross

2020-8-17-2

Roll Call:

Ayes: Chute, MacNaughton, Moblo, Neidhamer, Newton and Place

Nays: None

Absent: Ross

Abstain: None

Vacancy: Two

Motion Carries

Meeting Attendance

City Officials/Staff: Planning and Zoning Director Scott McPherson, Assistant Planning and Zoning Director Patrick Kilkenny and Recording Secretary Pat Haver
Public Present: Two in attendance via the Zoom platform

Consent Agenda

Prior to the approval of the consent agenda, Newton wanted to express her concern about a portion of the minutes that she would like stricken as she felt that they were inaccurate. Staff listened to the portion of the audio that was mentioned, and in fact heard the phrases that she thought to be erroneous, so the draft minutes will stand for approval as presented. **Chute moved, Neidhamer seconded**, a motion to approve the consent agenda, the Planning Commission minutes from July 20, 2020 as presented.

Motion

2020-8-17-3

Roll Call:

Ayes: Chute, MacNaughton, Moblo, Neidhamer and Place

Nays: None

Absent: Ross

Abstain: Newton

Vacancy: Two

**Citizen comments on
Non-Agenda Items**

None

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

None

Unfinished Business

None

New Business

**Planning Commission
Reappointment of
Larry Chute
Motion**

The term of Larry Chute expired in May of 2020. Chute has indicated he is willing to serve another three year term. After board discussion, **motion by Newton, seconded by Moblo**, to recommend to the City Commission the reappointment of Larry Chute to a three year term on the Planning Commission to expire on May 31, 2023.

2020-8-17- 7A.1

Roll Call:

Ayes: Chute, MacNaughton, Moblo, Neidhamer, Newton and Place

Nays: None

Absent: Ross

Abstain: None

Vacancy: Two

Motion Carries

**Planning Commission
Reappointment of Jeff
Ross**

Motion

The term of Jeff Ross also expired in May of 2020. Although staff has not been able to speak directly with Ross to see if he is willing to serve another three year term, the Commission would like to see him continue sitting on the board. After board discussion, **motion by Newton, seconded by Chute**, to recommend to the City Commission the reappointment of Jeff Ross to a three year term on the Planning Commission to expire on May 31, 2023.

2020-8-17- 7A.2

Roll Call:

Ayes: Chute, MacNaughton, Moblo, Neidhamer, Newton and Place

Nays: None

Absent: Ross

Abstain: None

Vacancy: Two

Motion Carries

Addendum after this portion of the meeting – Staff was contacted by Jeff Ross and he is more than willing to serve another term on the Planning Commission.

**Planning Commission
Appointment
Recommendations**

Motion

Planning Director McPherson reviewed his staff report included in the agenda packet. There are two vacancies on this commission with a term ending May 31, 2022 and May 31, 2023. There were 2 submitted applications for the positions, and both applicants were invited to the meeting to meet and speak with the board. Each applicant was given an opportunity to introduce themselves, and to give a history of their background, the reasons they wish to serve and other community or civic service activities. After a question and answer session, **motion by Newton, seconded by MacNaughton** to recommend Monica Ross to the City Commission to fill the vacancy.

2020-8-17- 7A.3

Roll Call:

Ayes: Chute, MacNaughton, Moblo, Neidhamer, Newton and Place

Nays: None

Absent: Ross

Abstain: None

Vacancy: Two

Motion Carries

Motion

The second applicant is Jim Baumann, and after board discussion **motion by Chute, seconded by Neidhamer** to recommend to the City Commission to fill the vacancy.

2020-8-17- 7A.4

Roll Call:

Ayes: Chute, MacNaughton, Moblo, Neidhamer, Newton and Place

Nays: None

Absent: Ross

Abstain: None

Vacancy: Two

Motion Carries

**Review Manufactured
Housing District
Density Requirements**

Planning Director Scott McPherson reviewed his staff report included in the agenda packet. As requested from the July meeting, the recent amendments to Manufactured Housing Development District density in Section 7.4D are being brought back for review and discussion with the commission. The previous ordinance section 7.4D1.b Lot Area and Density was long and cumbersome. The amended language was simplified to read: The manufactured home development may have a maximum density of 10 units per acre. This has produced many questions with two different manufactured housing developments within the last few months. The board began with questions about the density of the existing Lakeview Village park and the recently approved expansion and it is believed to be 6 to 7 units per acre. The proposed second development, which is in the preliminary design stage has somewhere in the area of 4.9 to 5 units per acre proposed. The state has very strict guidelines that must be adhered to such as setbacks, open space, utility and street space along with unit layout, so they do not regulate by density. Because these type of developments must meet state standards, municipalities cannot have or enforce stricter requirements/standards. It is unknown how the number of 10 units per acre was decided upon within the city ordinance it can only be speculation as staff was not here at that time. The board agreed that eliminating the language in 7.4D1.b was the best way to go and staff will draft amendment language for commission consideration at the next meeting.

**Conditional Rezoning
Training**

Planning Director McPherson facilitated review of a power point presentation that was provided by the MEDC when the city was working towards becoming a Re-Development Ready Community. As the board has several new members and recent questions have come up about conditional rezoning, staff thought it would be a good idea to review the presentation. The old contract zoning became illegal and has been eliminated; for traditional rezoning requests any of the uses allowed in the requested zoning district can be established, regardless of representation by the applicant. Conditional rezoning requests provide flexibility to both the property owners/developers and the city. Conditional rezoning can only be voluntarily offered by the property owner/developer and such conditions are attached to the rezoning request including use, site layout, type of buildings, landscaping, etc. The city is able to establish a time period for completion of the project, however, it cannot add to or amend any conditions, the applicant has the ability to apply for and the city can approve, a time extension for completion of the conditions of the request, the city cannot require the applicant to offer conditions as a requirement for rezoning. With these, the applicant can only guess what the required conditions may be, which would be a significant investment to provide detailed conditions without knowing if they are acceptable. It would be a good idea to have the applicant work with the city staff and any consultants to identify possible issues and solutions prior to submitting a request. With any offered conditions, there is rational nexus which is what they are offering has some connection to what they are trying to develop; ie. if fire protection is an issue, they may offer to place hydrants or extend water lines, and rough proportionality is putting in hydrants or water lines, however, offering to put in a new fire hall; is not proportional and it may appear that they may be trying

to buy the rezoning with new amenities. Conditional zoning is a tool to use and must be used wisely and sparingly.

Chute – If we were to have discussions with developers and commissioners would that violate the Open Meetings Act?

McPherson - You would need a quorum of the commission to violate the Open Meetings Act. Ex parte' communication is never a good idea to talk with a developer individually, and in our bylaws is not appropriate. I would not recommend any one commissioner talk with a developer on their own but as a group so that everyone hears the same information. If it does happen, it is best to share the information with everyone else.

Neidhamer – It is not good practice for commissioners to talk to each other concerning official business either.

McPherson – If anyone has any questions, feel free to contact staff at any time.

Staff Report

- The rezoning recommendation for GISA LLC has been heard by the City Commission under the 1st reading, and a second reading has been set for Tuesday, October 13, 2020 at 7:00 pm
- The International Property Maintenance Code (IPMC) 2nd reading has been set for some time in September, staff will verify the date and let the commissioners know. There is some concern from citizens that this will infringe on property rights and some feel that it will over reach the boundaries of propriety. That is not the intent, it is a tool to use to assist staff with making determinations on the condition of property before it becomes a greater issue. Perhaps the City Commission can do some due diligence in education of the citizens, and it might be beneficial if the Planning Commissioners were to attend the meeting if available.
- On the trail near the water wastewater plant ponds are some heavy leaning trees that with the next good windstorm will be down on the trail. Staff will take a look and inform the DPW department.

Good of the Order

- Newton – Apologized for the misunderstanding of the context of the minutes; it was not a type of loan, but a lender that allows for manufactured lending.
- Perhaps the City Commission can put out talking points that would be able to be used when speaking with anyone that has concerns about the IPMC

The next regular meeting of the Boyne City Planning Commission is scheduled for Monday, September 21, 2020 at 5:00 p.m.

Adjournment ****Motion**

Newton moved, MacNaughton seconded a motion to adjourn the August 18, 2020 meeting at 6:05 pm

2020-8-17-10

Roll Call:

Ayes: Chute Moblo, Neidhamer, Newton, Place and Ross

Nays: None

Absent: MacNaughton

Abstain: None

Vacancy: Two

Motion Carries

Chair Aaron Place

Recording Secretary Pat Haver

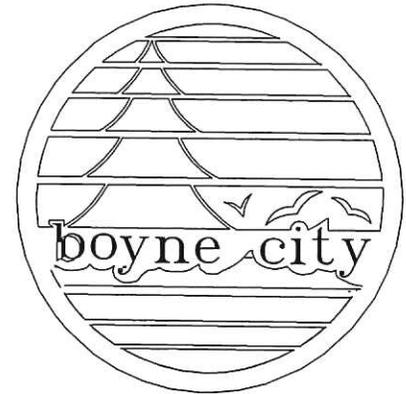
CITY OF BOYNE CITY

To: Chair Aaron Place, and fellow Planning Commissioners

From: Scott McPherson, Planning Director

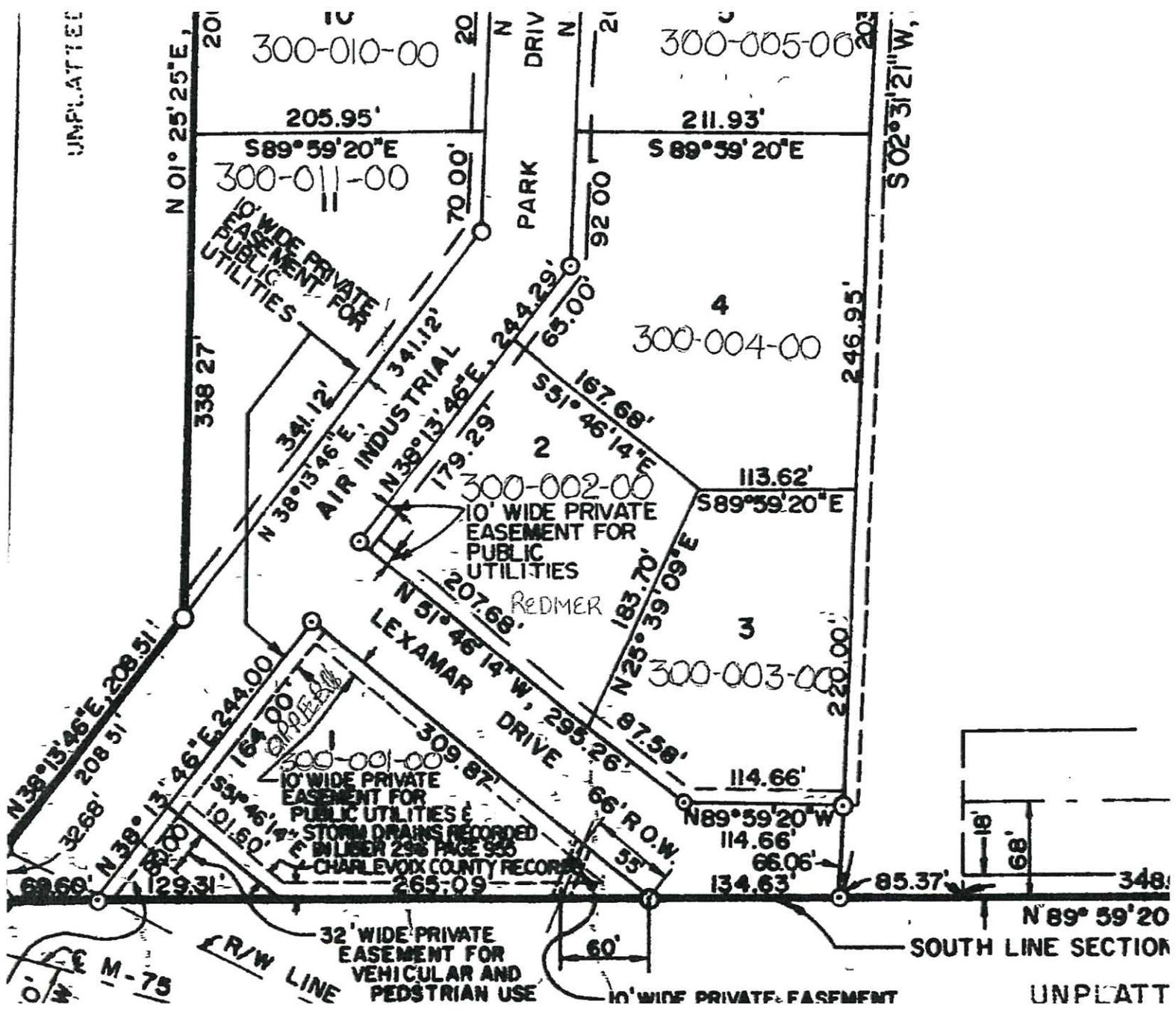
Date: September 21, 2020

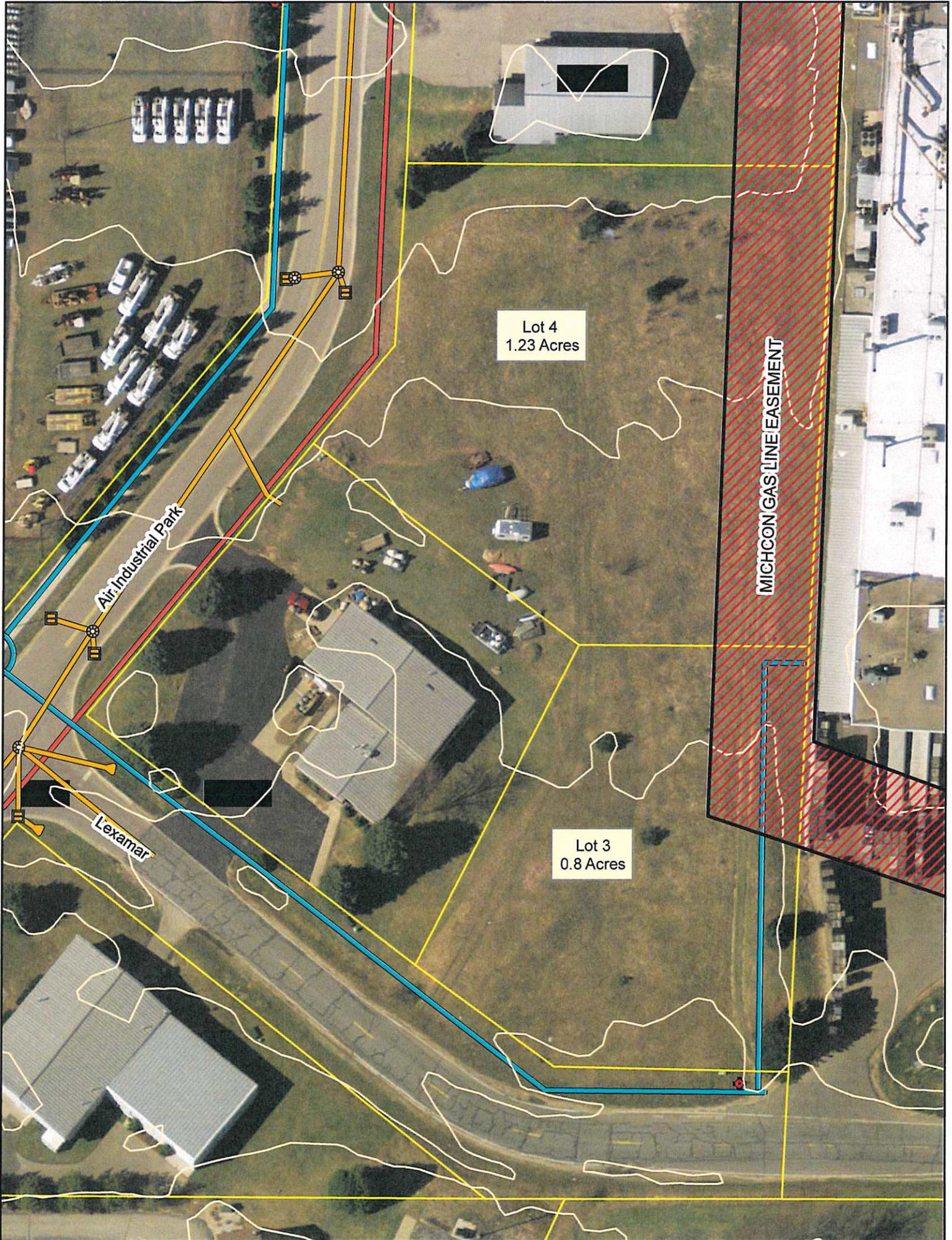
Subject: Brook Walsh Development Plan Review Phase I Industrial Park Lots 3&4



A request for a planning commission preliminary review meeting was received to discuss the proposed development of Lots 3 and 4 in Phase I of the Air Industrial Park from Brook Walsh. Mr. Walsh purchased the building located at 200 Air View Drive and has transitioned the Northern Escapes property maintenance company that was located in Wilson Township at 1420 M-75 to the facility. Mr. Walsh has also recently purchased the two adjacent parcels, lots 3 and 4 from the City and is planning on building on these properties to expand his business operation. A specific plan has not yet been developed for proposed expansion, Mr. Walsh would like to review options with the Planning Commission and get feedback. While not part of an immediate plan, Mr. Walsh has inquired about the potential of creating accessory dwelling units as part of development plan in the industrial district. Given the goal of the City to review the ordinance to create housing opportunities staff believes this is a good opportunity to review and discuss the Industrial District and zoning ordinance regulations and determine if housing can be incorporated into the district and if so what ordinance changes would need to be adopted. For your reference a map and survey of Mr. Walsh's property and the ordinance regulations for the Regional Commercial/Industrial District and Planned Industrial District have been provided.

UNPLATTED





Lot 4
1.23 Acres

Lot 3
0.8 Acres

MICHCON GAS LINE EASEMENT

Air Industrial Park

Lexamar

ARTICLE XIII REGIONAL COMMERCIAL / INDUSTRIAL DISTRICT (RC/ID)

Section 13.10 Purpose.

The regulations of this district are set up to provide land for various types of light industrial manufacturing and non-pedestrian oriented commercial uses that are compatible with one another. The lands included in this district are those suited for establishments characterized by automobile access, low land coverage, the absence of objectionable external effects and the possibility of large setbacks and attractive building design.

In this district, each establishment is usually found with its own ingress/egress and automobile parking area; however, combined ingress/egress and parking areas are not altogether excluded. Because of the lack of intense pedestrian activity and the required contact with automobile access, uses permitted in this district must be adaptable to an environment of this nature. All manufacturing establishments shall have performance characteristics similar to those uses listed in the Industrial District (ID).

Section 13.20 Principal Uses Permitted.

In a RC/ID district, no building, structure or premise shall be erected, altered, or used, except for one (1) or more of the following uses, unless otherwise provided in this Ordinance.

- A. Any principal permitted use in the General Commercial District (GCD) and the Industrial District (ID), unless listed as a conditional use herein.
- B. Bars, cocktail lounges and nightclubs, including those with more than four (4) billiard tables or other amusement devices.
- C. Colleges or universities.
- D. Commercial greenhouses, nurseries, and garden centers exceeding one-thousand (1,000) square feet of floor area.
- E. Drive-in or drive-through restaurants or other drive-in or drive-through establishments serving food and/or beverages.
- F. Mechanical amusement device arcades, pinball parlors and pool or billiard halls.
- G. Party stores.
- H. Retail establishments whose principal activity is the sale or rental of merchandise within a completely enclosed building of less than eighty thousand (80,000) square feet of gross floor area, including supermarkets, hypermarkets, and commercial centers with up to fifteen (15) different uses.

- I. Veterinary hospitals and clinics with outdoor pens, boarding, or other similar uses.
- J. Wholesale stores of less than eighty thousand (80,000) square feet of gross floor area.
- K. Accessory structures and uses customarily incidental to the above permitted uses.

Section 13.30 Conditional Uses.

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

- A. Mobile home, excavation equipment, machinery or farm implement sales, either new or used.
- B. Open air business uses.
- C. 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 and public 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.
- D. Public, parochial and private schools including nursery schools, churches, temples, and similar places of worship, libraries, community buildings, hospitals, convalescent homes and mortuaries.
- E. Other commercial, office, or industrial uses not specifically stated or implied elsewhere which, in the determination of the Planning Commission, are similar to the principal permitted uses provided herein, and in harmony with the character of the District and the purpose and intent of this Article and the Comprehensive Plan of the City.
- F. Funeral home. (amended: October 24, 2007)

Section 13.40 Development Requirements.

The following requirements shall be met within the RC/ID District.

- A. Development plan approval for all uses as specified in Article XIX of this Ordinance.
- 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.
- F. Provisions relating to all zoning districts (as applicable in each separate case) as specified in Article XXI of this Ordinance.

ARTICLE XIV PLANNED INDUSTRIAL DISTRICT (PID)

Section 14.10 Purpose.

The Planned Industrial District (PID) is intended to accommodate the industrial needs of the entire community in such a manner that the full range of development opportunities exists in a setting which is compatible and acceptable with surrounding property owners. The further intent of this Article is to encourage certain industries which are of a light manufacturing, research, warehousing and wholesaling character to locate in planned areas of the City whose physical effects are restricted to the district and in no manner affect in a detrimental way any of the surrounding districts or uses. The PID is intended for the manufacturing, compounding, processing, packaging, assembly, and/or treatment of finished or semi-finished products from previously prepared material. The processing of raw material for shipment in bulk form, or to be used in an industrial operation at another location, are discouraged in the PID. In order that such uses may be integrated with nearby land uses, such as commercial and residential uses, limitations are placed upon the degree of noise, smoke, glare, waste and other features of industrial operations so as to avoid adverse effects.

Section 14.20 Principal Permitted Uses.

- A. Assembly, fabrication, manufacture, packaging or treatment of food products (excluding butchering and animal slaughtering), candy, pharmaceuticals, drugs, cosmetics and toiletries, hardware and cutlery, musical instruments, optical goods, toys, novelties, electrical instruments and appliances, electronic instruments and devices, electronic consumer products, and pottery and figurines or other ceramic products using only previously pulverized clay and kilns fired only by electricity or natural gas, apparel and leather goods, textile goods, and furniture and fixtures.
- B. Assembly, fabrication, manufacture or treatment of such products from the following previously prepared materials: bone, canvas, cellophane, cloth, cork, felt, fiber, glass, leather, paper, plastics, precious or semiprecious metals or stones, sheet metal (excluding large stampings such as automobile fenders or bodies), shell textiles, wax, wire, wood (excluding power saw and planing mills) and yarns.
- C. Boat manufacturing and repair.
- D. Machine shops, provided that no vibration from the operation shall be perceptible beyond the lot lines of the property on which the shop is located.
- E. Wireless communication facilities.
- F. Tool and die shops; metal working machine shops involving the use of grinding or cutting tools; manufacturing of tools, dies, jigs and fixtures; publishing; printing or forming of box, carton and cardboard products; bookbinding, printing, publishing, reproduction, or engraving establishments.

- G. Industrial printing.
- H. Wholesale distribution plants.
- I. Accessory uses, including but not limited:
 - 1. Amusement: bowling alley, swimming pool, baseball park, etc. for the use of employees and guests, not for use by the general public.
 - 2. Service: restaurant, cafeteria, barber, shoe-shine parlor, newsstand, motel not for use by the general public.
 - 3. Lodges and labor organization headquarters, offices and meeting halls.
 - 4. Residential uses containing only quarters for caretaker or watchman.
 - 5. Retail sales and showroom for products manufactured on site or related to the primary use located on the site.
- J. Medical and dental offices and clinics, and offices of similar or allied professions.
- K. Professional offices and services, including insurance, legal, financial, governmental, and similar or allied professions.
- L. Administrative, executive and editorial offices.
- M. Real estate and other general business offices, not including exhibiting or storing of products for sale.
- N. Schools for arts and crafts, photography and studios for music or dancing.

Section 14.30 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. Laboratories for research and testing
- B. Breweries, distilleries, wineries, bottling works, and micro-breweries.
- C. Canning factories and chemical plants.
- D. Electroplating.

- E. Heat treating.
- F. Metal plating, stamping, pressing, casing, buffing and polishing, subject to appropriate measures to prevent obnoxious results and/or nuisances.
- G. Millwork lumber and power saw and planing mills.
- H. Dry cleaning plants (central) and industrial laundries
- I. Ice manufacturing and storage, including cold storage plants.
- J. Bakeries, wholesale
- K. Outside storage of materials.
- L. Power plants or central stations.
- M. Steel fabrication.
- N. Carpentry and/or woodworking, open storage of lumber.
- O. Other industrial uses not specifically stated or implied elsewhere which, in the determination of the Planning Commission, are similar to the principal permitted uses provided herein, and in harmony with the character of the District and the purpose and intent of this Article and the Comprehensive Plan of the City.

Section 14.40 Development Requirements.

The following requirements shall be met within a Planned Industrial District (PID):

- A. Development plan approval for all uses as specified in Article XIX of this Ordinance.
- B. The site plan shall be reviewed by the Boyne City Economic Development Corporation and/or the Local Development Finance Authority and a written record incorporating its comments shall be transmitted to the Planning Commission.
- C. Off-street parking, loading, and access management standards, for all uses as specified in Article XXIV of this Ordinance.
- D. Signs for all uses as specified in the Boyne City Sign Ordinance.
- E. Height, area, lot coverage and yard regulations as specified in Article XX of this Ordinance.
- F. Landscaping requirements as specified in Article XXIII of this Ordinance.

- G. Design, architectural, and building material standards as specified in Article XXII of this Ordinance.
- H. Provisions relating to all zoning districts (as applicable in each separate case) as specified in Article XXI of this Ordinance.
- I. Wherever a Planned Industrial District abuts a residentially zoned area, a buffer/screen shall be installed in accordance with Article XXIII.
- J. Compliance with all recorded deed restrictions for lots within Phase I and Phase II of the Air Industrial Parks.

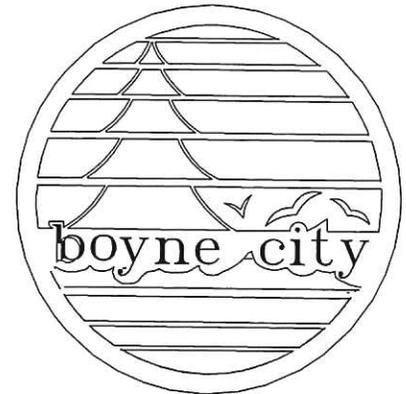
CITY OF BOYNE CITY

To: Chair Aaron Place, and fellow Planning Commissioners

From: Scott McPherson, Planning Director

Date: September 21, 2020

Subject: Master Plan Review



The current Master Plan for the City of Boyne City was adopted by the City Commission on October 13, 2015. As required by the Michigan Planning Enabling Act a municipality is required to review their master plan at least annually 5 years after adoption and determine whether to commence the procedure to amend the plan or adopt a new plan. While no specific action is required the review and any findings need to be recorded in the minutes of the meeting. For your reference the goals of the plan h and the future land and implementation section have been provided for your reference.

Chapter 2 Goals and Objectives

In developing community goals and objectives, it is important to analyze existing community characteristics, such as: social and economic features, environmental resources, available services and facilities, and existing land use. In addition to examining existing characteristics, another important tool in the development of community goals and objectives is to identify community assets, problems and other issues to be addressed. The goals and objectives in this Master Plan update are intended to serve as the foundation for a strategy that can be used in an ongoing process to guide growth and development over the short and long-term.

As part of this Master Plan update, the Boyne City Planning Commission reviewed the goals and objectives from recent plans for the waterfront, downtown, marina, cultural economic development and input from recent goal setting meetings to compile a few consolidated broad goals with supporting objectives, which cover most of the themes from the earlier plans. The Planning Commission conducted a public meeting to share the draft goals and solicit input. Based on the input received, the Planning Commission further refined the consolidated community goals and objectives.

Over the years, different organizations have written slogans or tag lines which are now embraced by the community as describing the unique character of Boyne City and its people. This plan combines two such statements:

Boyne City:

Where Life Meets Lake—Home town feel, small town appeal



Goal 1: Inspiring local Business and Economic Development

Supporting Objectives:

- Promote a friendly and sustainable community, where people care and are involved. *(Responsible Party: City of Boyne City, Boyne City Chamber of Commerce, and Boyne City Main Street / Timeline: In progress)*
- Continue to support and implement the 5 long-term cultural and economic development goals identified in the Boyne City, Michigan Cultural Economic Plan. *(Responsible Party: City of Boyne City, Boyne City Chamber of Commerce, Boyne City Main Street / Timeline: In progress)*
 - Position Boyne City as the 'go-to' place for unique and creative regional food experiences and 'take-home' food products. *(Responsible Party: Boyne City Farmers Market, City of Boyne City / Timeline: mid-term)*
 - Create a favorable working environment for traditional and creative artists and performers, as well as craftmakers and food producers in all forms. *(Responsible Party: Boyne Arts Collective, City of Boyne City, Boyne City Farmers Market / Timeline: mid-term)*
 - Maintain and build on the vitality of the Historic Downtown and lake front. *(Responsible Party: City of Boyne City, Boyne City Main Street, Boyne City Downtown Development Authority, Boyne City Chamber of Commerce / Timeline: long-term)*
 - Promote the area's natural environment and outdoor recreation opportunities as a draw for visitors and as a quality of life. *(Responsible Party: City of Boyne City, Boyne City Chamber of Commerce, Boyne City Main Street / Timeline: short-term)*
 - Improve communication, coordination and effectiveness of local development efforts. *(Responsible Party: City of Boyne City, Boyne City Main Street, Boyne City Downtown Development Authority / Timeline: short-term)*
- Continue the combination of marketing and event-producing capacities together with signature creative/wild/hand made foods and the culinary arts, to provide a lead industry cluster around which Boyne City's identity and economy can be enhanced. *(Responsible Party: City of Boyne City, Boyne City Farmers Market, Boyne City Main Street / Timeline: In progress)*
- Attract new and repeat visitors and enhance their experience through foods and a more complete creative and cultural experience. *(Responsible Party: City of Boyne City, Boyne City Farmers Market, Boyne City Main Street / Timeline: In progress)*
- Continue to support the growth of the Boyne City Farmer's Market as an intermediary to bridge growers, producers, consumers,



and wholesale buyers. *(Responsible Party: City of Boyne City, Boyne City Farmers Market, Boyne City Main Street / Timeline: In progress)*

- Continue to focus efforts to refine distinctive events and activities that connect the lakefront with downtown. *(Responsible Party: City of Boyne City, Downtown Development Authority, Boyne City Main Street / Timeline: In progress)*
- Attract visitors and improve quality of life for year-round residents through economic activity and investment. *(Responsible Party: City of Boyne City, Boyne City Chamber of Commerce / Timeline: In progress)*
- Promote all-season outdoor recreation, dining options, home-grown cultural activities, excellent schools, and other quality of life factors for business and employee recruitment and retention. *(Responsible Party: City of Boyne City, Boyne City Chamber of Commerce, Boyne City Main Street / Timeline: In progress)*
- Continue to foster the cooperative synergy between the City, the Chamber and Main Street to promote and support economic development in Boyne. *(Responsible Party: City of Boyne City, Boyne City Chamber of Commerce, Boyne City Main Street / Timeline: In progress)*
 - Continue the efforts of Team Boyne to promote economic activities to support business recruitment and retention. *(Responsible Party: City of Boyne City, Boyne City Chamber of Commerce, Boyne City Main Street / Timeline: In progress)*
 - Highlight the Redevelopment Ready Community designation to promote the re-use/redevelopment of buildings and sites in Boyne. *(Responsible Party: City of Boyne City, Boyne City Chamber of Commerce, Boyne City Main Street / Timeline: mid-term)*
 - Attract and retain family supporting jobs. *(Responsible Party: City of Boyne City, Boyne City Chamber of Commerce, Boyne City Main Street / Timeline: long-term)*
 - Create a vibrant downtown which attracts and retains young talent and supports diversity. *(Responsible Party: City of Boyne City, Boyne City Chamber of Commerce, Boyne City Main Street / Timeline: long-term)*
 - Encourage an entrepreneurial community. *(Responsible Party: City of Boyne City, Boyne City Chamber of Commerce, Boyne City Main Street / Timeline: long-term)*
 - Continue Stroll the Streets and other events to enhance Boyne City's vibrant downtown to attract visitors and provide recreation, retail and dining opportunities for



- all. *(Responsible Party: City of Boyne City, Boyne City Chamber of Commerce, Boyne City Main Street / Timeline: In progress)*
- Continue to celebrate and embrace the arts. *(Responsible Party: Boyne Arts Collective, City of Boyne City, Boyne City Chamber of Commerce, Boyne City Main Street / Timeline: In progress)*
- Provide regulatory flexibility to encourage exploration of innovative business concepts. *(Responsible Party: City of Boyne City, Boyne City Chamber of Commerce, Boyne City Main Street / Timeline: mid-term)*
- Continue to celebrate and embrace the seniors and retirees as mentors and valued community assets. *(Responsible Party: City of Boyne City / Timeline: In progress)*
- Continue open communication and collaboration with schools. *(Responsible Party: City of Boyne City / Timeline: In progress)*
 - Maintain, support and promote high quality Boyne City schools. *(Responsible Party: City of Boyne City / Timeline: In progress)*
 - Integrate students and young adults into more active roles in the community. *(Responsible Party: City of Boyne City, Boyne City Chamber of Commerce / Timeline: mid-term)*
 - Continue to work with schools on Safe Routes to Schools and integrate into the Trail Town efforts. *(Responsible Party: Boyne City Parks and Recreation Committee, City of Boyne City, Boyne City Main Street / Timeline: short-term)*
- Encourage/develop/expand broadband and wireless services available throughout the City. *(Responsible Party: City of Boyne City / Timeline: In progress)*
- Continue to maintain and improve Boyne City streets, infrastructure and services to meet the community needs. *(Responsible Party: City of Boyne City / Timeline: In progress)*
 - Continue to enhance Boyne City as a walkable community. *(Responsible Party: City of Boyne City, Boyne City Main Street / Timeline: In progress)*
 - Consider a Complete Streets approach for all street improvement projects. *(Responsible Party: City of Boyne City, Boyne City Main Street / Timeline: In progress)*
 - Maintain and support local transit services. *(Responsible Party: City of Boyne City / Timeline: In progress)*

Goal 2:
**An Active Community embracing recreation
 and water-based opportunities**

Supporting Objectives:

- Promote Boyne City's waterfront location and outstanding recreational opportunities.
- Maintain and enhance Boyne City's parks and recreation facilities.

- Promote Boyne City as a waterfront Trail Town.
- Establish, expand and maintain the trail networks, both within Boyne City and connections to regional trail systems, including water trails.
- Celebrate year-round use of recreation facilities and trails. Coordinate maintenance activities to promote winter use.
- Establish more recreational activities and opportunities for area youth.



Goal 3: Housing opportunities for ALL!

Supporting Objectives:

- Recognize the changing demographics, and explore options to address the shifting housing demands, such as downtown housing opportunities, accessory dwelling units, townhouses, apartments, etc.
- Review the types of housing available to identify any gaps and opportunities.
- Encourage affordable and workforce housing in mixed use developments downtown, such as explore the conversion of underutilized properties to affordable housing.
- Identify affordable housing obstacles and work to address.
- Encourage housing which includes accessibility features for all, to facilitate aging in place.

Goal 4:
Working cooperatively with neighbors

Supporting Objectives:

- Strengthen working relationships with neighboring communities to enhance the entrances to Boyne City.
- Protect Lake Charlevoix through collaboration with adjacent lakefront municipalities and interested groups.
- Explore cooperative planning with adjacent Townships regarding shared facilities and resources.
- Work to strengthen connections with nearby resort communities, resort industries and second home owners.

Chapter 3 Future Land Use

Boyne City is a scenic lakefront community which provides for a mix of land uses to meet the needs of the residents, businesses and visitors. Through land use planning and land use controls, Boyne City intends to continue to work to ensure that the shorelines are protected, the existing commercial, industrial, community service, residential and recreational uses can continue, and reasonable growth can be accommodated with minimal land use conflicts or negative impacts. Based on the social, economic and environmental characteristics, the following general future land use categories have been identified to serve existing and future development needs. The distribution of these future land use categories are shown in Figure 3-1, Future Land Use Map.

Future Land Use Categories

RESIDENTIAL

Residential Open-Space—Residential Open Space category is a means of varying the usual pattern of development. Known under a variety of names—open space development, clustering or cluster development, conservation development, open space zoning or rural clustering—this option is a technique that encourages grouping homes in those areas of a development site that are best suited for development. Large parts of a site are permanently protected open space, protected by a restrictive covenant or deeded to a nonprofit land trust or the City.

Advantages:

- Provides opportunities for creative, quality design and preservation of open space.
- Creates larger areas of open space rather than just lot-by-lot development.
- Preserves natural features, advances environmental protection, improves drainage, and provides for better housing sites.
- Allows greater administrative discretion and negotiation between the developer and community.
- Reduces development costs by maintaining overall residential density developed over a smaller area.

It should also be noted that the benefits of open space design can be amplified when it is combined with other better site design techniques such as narrow streets, connectivity and alternative turnarounds

Large Lot Residential—The principal purpose of the Large Lot Residential category is to provide land in the community for a rural residential type of lifestyle yet still be in the City. This lifestyle is one of a full range of lifestyles offered in Boyne City. In addition to single-family houses, this category also provides for parks, day care, civic and institutional uses, such as churches.

Neighborhood Residential—The Neighborhood Residential category promotes the continuation, restoration, and creation of diverse, walkable, compact, vibrant, neighborhoods. The Neighborhood Residential category builds upon the historic single-family residential pattern that is reflected in many of Boyne City's existing neighborhoods. Its purpose is to create identifiable, well-organized, neighborhoods that are interconnected with each other to form a community. These "traditional" neighborhood areas are intended to encourage a variety of housing types and prices. While anticipated to contain primarily single-family detached housing, some attached housing units may be considered.

1. Walkability—Pedestrian friendly street design (buildings close to street; porches, windows & doors; tree-lined streets; on street parking; hidden parking lots; garages to the rear; narrow, slow speed streets).

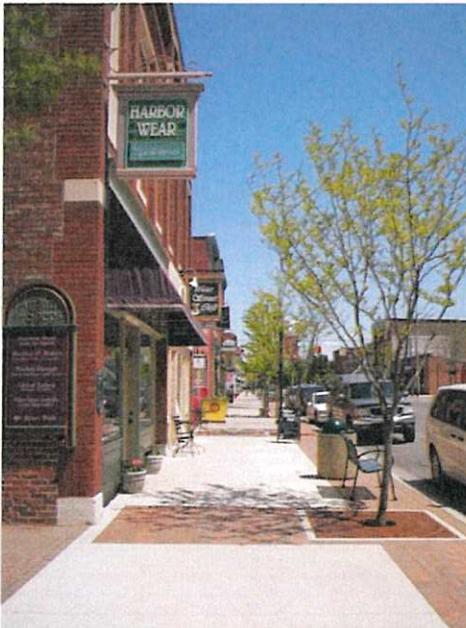
2. **Connectivity**—Interconnected street grid network disperses traffic & eases walking. A hierarchy of narrow streets, boulevards, and alleys. High quality pedestrian network and public realm makes walking pleasurable.
3. **Mixed Housing**—A range of types, sizes and prices in closer proximity.
4. **Quality Architecture & Urban Design**—Emphasis on beauty, aesthetics, human comfort, and creating a sense of place; Special placement of civic uses and sites within community.
5. **Smart Transportation**—Pedestrian-friendly design that encourages a greater use of bicycles, rollerblades, scooters, and walking as daily transportation.
6. **Sustainability**—Minimal environmental impact of development and its operations. Ecofriendly technologies, respect for ecology and value of natural systems. Energy efficiency. Less use of finite fuels. More local production. More walking, less driving.
7. **Quality of Life**—Taken together these add up to a high quality of life well worth living, and create places that enrich, uplift, and inspire the human spirit.

Historic Residential—This land use category is essentially a sub-category of the Neighborhood Residential category intended to encourage preservation of the historic houses in the Pearl Street area consistent with the designated Historic District.

Multiple Family—The Multiple Family category includes condominiums, apartment complexes, and assisted senior living facilities. The multiple family land use should be part of the surrounding community, not separate. The architecture should be “community” oriented. Parking should be well screened. The main goal here is to offer a high quality of life for the residents. The Multiple Family category includes the area owned by the Boyne City Housing Commission at Park Street and Division Street which provides a range of housing types and a senior center with associated senior services. Additional specific locations for future multiple family uses are not designated on the Future Land Use map, but will be considered on a case by case basis, so that the Planning Commission can have the flexibility to review the appropriateness of specific areas when the need arises.

Mobile Home Park—The Mobile Home Park category recognizes the importance of the existing development as a well-maintained park and a community asset which provides a valid housing option. This future land use plan encourages the continuation of the existing facility.

COMMERCIAL



Downtown Core—The downtown and historic core is the focal point of Boyne City providing a mix of retail, office, residential, and public uses, supported by a transportation system that creates a pedestrian friendly atmosphere. This area provides easy access to local businesses with an enhanced streetscape environment. This plan promotes continued mixed-use development in the Downtown Core to reinforce the unique identity and attractive pedestrian environment. This land use category is intended to encourage commercial uses, small-scale retail shopping, entertainment uses, convenience stores, office, and personal and business service uses. Residential uses are encouraged on upper floors of commercial buildings. Building heights should generally not exceed three stories, except where it can be demonstrated that additional height will not alter the

historic character of the downtown. Brick, stone and masonry will be the primary building materials in this area to give a sense of permanence.

Professional Office— Office development in Boyne City will fit into the surroundings and be built to the same bulk and outward appearance. The predominate building material shall be brick and masonry. Boyne City will ensure that compatibility between the Office area development and surrounding neighborhoods is buffered and that performance standards are set to minimize harmful effects of excessive noise, light, glare, and other adverse environmental impacts.

Neighborhood Commercial—“Neighborhood Commercial Nodes” (NCN) are designed to encourage small scale commercial and mixed-use development in convenient neighborhood locations. The purpose of the Neighborhood Commercial Node is to provide for the establishment of local centers for convenient retail or service outlets which deal directly with the customer for whom the goods or services are furnished. Emphasis should be placed on convenience and pedestrian and bicycle access. The center should be designed to eliminate any nuisance or incompatibility with surrounding land uses. The Neighborhood Commercial corner store should be on a “corner” except in rare circumstances. If they are to be successful, they must be within walking distance of nearby residents. They also need to be designed and scaled to serve the surrounding neighborhood; therefore, a “one size fits all” approach to density or uses may not be appropriate. The areas identified are conceptual, actual sites will be evaluated for its ability to serve such a function, and appropriate zoning changes will be developed on a case-by-case basis.

Medical—The Medical category is designated to recognize the area primarily devoted to providing medical services and the advancement of the medical science. The Medical category will provide Boyne City residents with medical and related services in town without having to travel to Charlevoix, Petoskey or other areas for care.

General Commercial—The General Commercial category is designed to provide a location for more intense retail that will serve the broader community or region. It may include, but is not limited to, general retail and office, larger retail centers, and regional centers. Pedestrian connections and bicycle parking facilities are an important design feature to this area. Buildings will be as close as possible to the road frontage with parking on the side or in the rear.

INDUSTRIAL

Industry—This classification provides for freestanding sites and campus/complex development accommodating flexible uses of space. Uses include research and development activities, light industrial uses, office uses, high-tech uses, and distribution uses.

PUBLIC SERVICES AND FACILITIES

Community Service— Public services and Boyne City’s schools play an important role in the city’s economy and overall vitality. Not only do they provide valuable jobs in the city, they serve educational, recreational, government needs of the area, attract new and expanded business to the region, and broaden cultural opportunities within the city. In order to compete in their respective missions, they must continue to change and grow over time. Some Community Service areas may pose impacts on adjoining residential neighborhoods. Issues such as noise, parking, traffic, housing costs and neighborhood character are of concern. Certain services that

are critical to the operation of the city such as snow plowing, storage of salt, composting and waste disposal should be heavily buffered from surrounding residential areas.

Marina— The marina areas along Boyne City's waterfront play an important role in the economic, recreation and transportation needs of the city. In the future these areas may play an increasing role in bulk transportation and passenger travel much as it did in the past.

Community Recreation— This classification is for improved and unimproved recreation areas and park facilities, including neighborhood, community, and Greenway/Bikeway/Pedestrian Links. This classification covers those areas provided as part of a larger use, in between uses, or along transportation routes that serve to connect parks, recreation, and open space into a unified network of facilities.

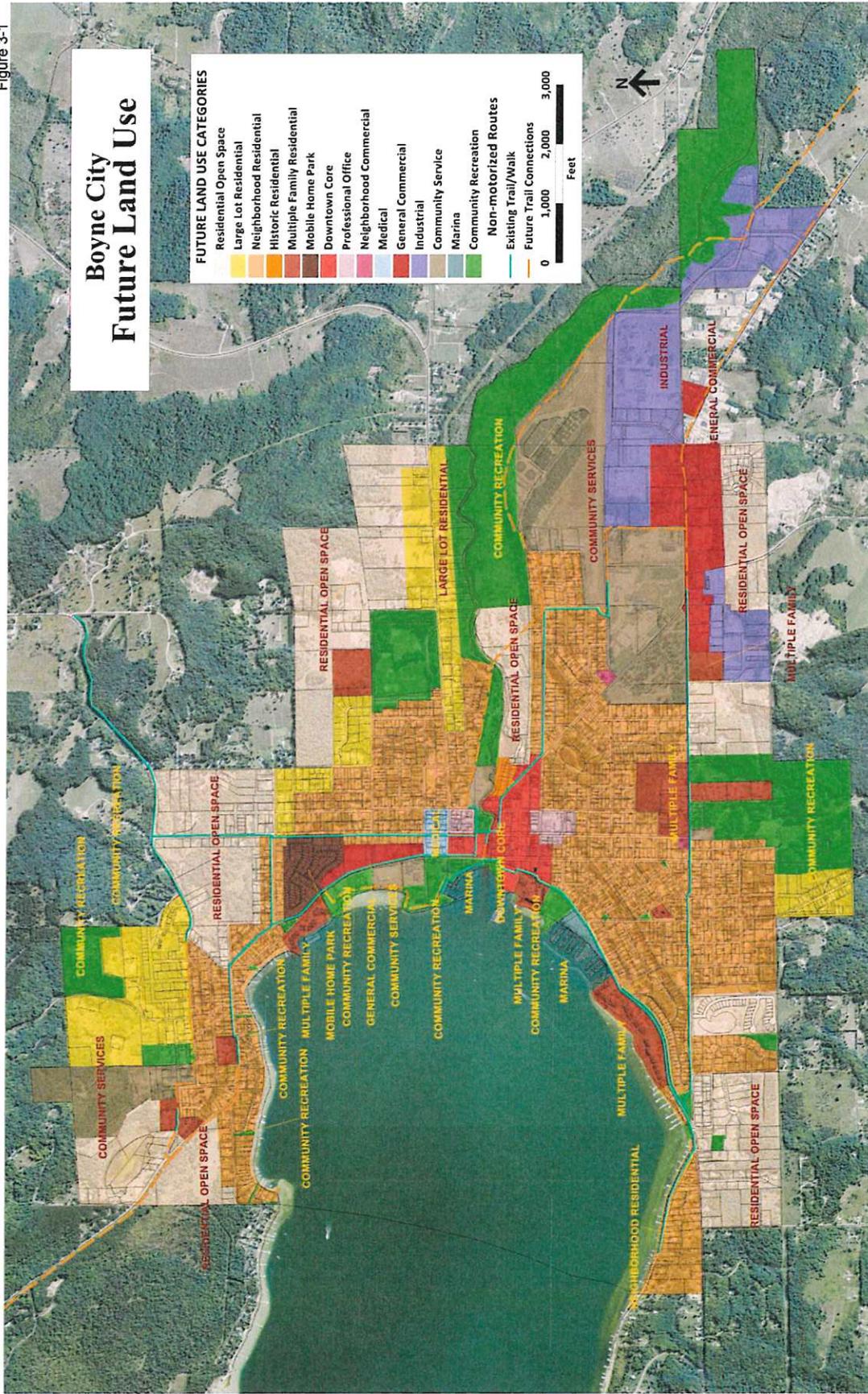
Waterfront Considerations

Lake Charlevoix and the Boyne River are vital components of Boyne City, and as such the protection of these resources continues to be critically important. The Boyne City Zoning Ordinance includes regulations designed to protect the shoreline areas. As further development or redevelopment occurs, the City will continue to evaluate the tools and techniques available to implement the best management practices for shoreline and water quality protection.



Trail Connections

As a designated Trail Town community, Boyne City continues to expand its network of trails. Efforts are underway to link various points of interest within the City and increase the connections to the ever-expanding regional trail network. Existing and future trail routes are shown on the Future Land Use map.



Chapter 4 Implementation and Plan Adoption

Plan Implementation

A Master Plan is developed to provide a vision of the community's future. It is designed to serve as a tool for decision making on future development proposals. A Master Plan will also act as a guide for future public investment and service decisions, such as the local budget, grant applications, road standards development, community group activities, tax incentive decisions, and administration of utilities and services.

According to the Michigan Zoning Enabling Act, comprehensive planning is the legal basis for the development of a zoning ordinance. Section 203 of the Act states: "The zoning ordinance shall be based on a plan designed to promote the public health, safety and general welfare, to encourage the use of lands in accordance with their character and adaptability, to limit the improper use of land, to conserve natural resources and energy, to meet the needs of the state's residents for food, fiber, and other natural resources, places of residence, recreation, industry, trade, service, and other uses of land, to insure that uses of the land shall be situated in appropriate locations and relationships, to avoid the overcrowding of population; to provide adequate light and air; to lessen congestion of the public roads and streets, to reduce hazards to life and property; to facilitate adequate provision for a system of transportation, sewage disposal, safe and adequate water supply, education, recreation, and other public requirements, and to conserve the expenditure of funds for public improvements and services to conform with the most advantageous use of land resources, and properties."

Zoning

The Zoning Ordinance is the most important tool for implementing the Master Plan. Zoning is the authority to regulate private use of land by creating land use zones and applying development standards in various zoning districts. The City of Boyne City is covered by the Boyne City Zoning Ordinance regulating land use activities.

In accordance with the Michigan Planning Enabling Act, **Table 4.1**, shows the relationship between the Future Land Use Categories as described in Chapter 3 and the zoning districts as described and regulated in the Boyne City Zoning Ordinance.

The first Zoning Ordinance was adopted in 1978. The current ordinance was adopted in 2001, and has been amended as needed. The Zoning Ordinance should now be reviewed to ensure the Ordinance is consistent with the goals and the Future Land Use as presented in this Master Plan. Boyne City intends to update the Zoning Ordinance, as needed, to ensure consistency with the City's vision for the future and provide development options to better meet the goals of this plan.

Table 4.1 FUTURE LAND USE CATEGORIES AS RELATED TO ZONING DISTRICTS		
Future Land Use	Zoning District	
<ul style="list-style-type: none"> ➤ Residential Open Space ➤ Large Lot Residential 	RED	Rural Estate District
<ul style="list-style-type: none"> ➤ Historic Residential ➤ Neighborhood Commercial 	TRD	Traditional Residential District
<ul style="list-style-type: none"> ➤ Neighborhood Residential 	WRD	Waterfront Residential District
	MHPD	Manufactured Housing Park District
<ul style="list-style-type: none"> ➤ Multiple Family Residential 	MFRD	Multiple Family Residential District
<ul style="list-style-type: none"> ➤ Professional Office ➤ Medical 	POD	Professional Office District
<ul style="list-style-type: none"> ➤ Marina 	WMD	Waterfront Marina District
<ul style="list-style-type: none"> ➤ Downtown Core 	CBD	Central Business District
<ul style="list-style-type: none"> ➤ General Commercial 	TCD	Transitional Commercial District
	GCD	General Commercial District
	RC/ID	Regional Commercial/Industrial District
<ul style="list-style-type: none"> ➤ Industrial 	PID	Planned Industrial District
<ul style="list-style-type: none"> ➤ Community Service 	CSD	Community Service District
<ul style="list-style-type: none"> ➤ Community Recreation 	—	Any / All Districts
Any / All	FHD	Flood Hazard District — Overlay

Grants and Capital Improvement Plan

As stated earlier, the Master Plan and Recreation Plan can also be used as a guide for future public investment and service decisions, such as the local budget, grant applications and administration of utilities and services. Many communities find it beneficial to prioritize and budget for capital improvement projects, such as infrastructure improvements, park improvements, etc. A Capital Improvements Program (CIP) is one tool which is often used to establish a prioritized schedule for all anticipated capital improvement projects in the community. A CIP includes cost estimates and sources for financing for each project, therefore can serve as both a budgetary and policy document to aid in the implementation of a community's goals defined in the Master Plan.

Other Programs and Initiatives

The City of Boyne City actively participates in a number of initiatives which contribute to the implementation of the Master Plan goals, a sample of such current initiatives include:

- Redevelopment Ready Communities
- Michigan Main Street Program
- Trail Town Initiative
- Safe Routes to Schools

As part of the Redevelopment Ready Communities program, the following information has been compiled to share with potential developers to facilitate the re-development of properties in the Downtown Core as identified on the Future Land Use map, and is included as a summary of many of the current plan implementation activities.

Redevelopment Sites and Strategies - Redevelopment Ready Communities®

To be vibrant and competitive, Boyne City must be ready for development. This involves planning for new investment and re-investment, identifying assets and opportunities, and focusing limited resources. To insure the City was in the best possible position to encourage and capitalize on redevelopment opportunities moving forward, the City applied and was selected to participate in the Redevelopment Ready Communities® (RRC) certification program. The RRC program is offered by the Michigan Economic Development Corporation (MEDC) to municipalities across the state of Michigan. Participation in RRC is a voluntary, no cost certification program promoting effective redevelopment strategies through a set of best practices. The program measures and then certifies communities that integrate transparency, predictability and efficiency into their daily development practices. The RRC certification is a formal recognition that a community has a vision for the future and the fundamental practices in place to get there. RRC certification signals a proactive, business friendly environment to developers and investors and development projects may qualify for priority funding at the MEDC and MSHDA.

Priority Redevelopment Sites

As part of the RRC certification process the City was required to assemble and prioritize potential redevelopment sites. To accomplish this task the City completed an inventory and review of all the potential redevelopment sites in the City. The criteria used for inclusion into the priority list was the properties needed to be located in or close to the downtown, needed to be currently vacant or underutilized land and/or buildings, and the properties had attributes that set the site apart such as historic designation, blight, location, architecture or other unique characteristics that would make it an important and significant property. Through this review

process six potential redevelopment sites have been identified. While some of the sites are currently listed for sale others are not and the property may not be immediately available. In all cases inquiries regarding the status of the property should be made to the property owners.



Site 1

Currently paved and being used as a City Parking lot, the property has frontage on Park and River Streets and is zoned and suitable for a mixed use commercial-residential project. Across the street from the historic Old City Park, the lot has approximately 135' of frontage on the Boyne River.

Address: 17 N Park St.
Status: Available - City Owned
Zoning: Central Business District
Building Size: Vacant
Parcel Size: 132' x 182'
City Water: Yes
City Sewer: Yes



Site 2

Located close to downtown the property was used previously for office space. The property is adjacent to Peninsula Beach Park and has water views of Lake Charlevoix. The property has room to expand the existing 1,500 Sqft building we could be used as a office, retail or multi story mixed use.

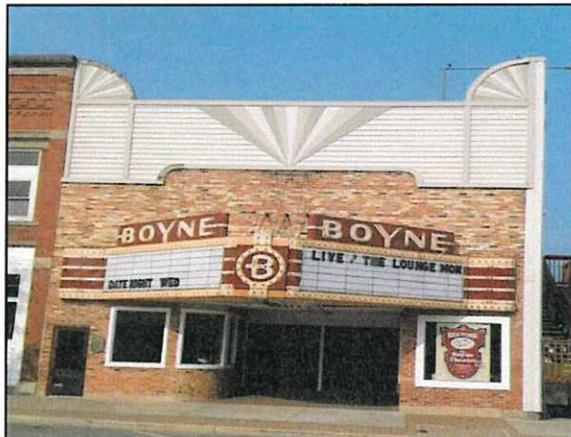
Address: 302 Front St.
Status: Not Listed
Zoning: Central Business District
Building Size: 1,500 Sqft
Parcel Size: 12,500 Sqft
City Water: Yes
City Sewer: Yes



Site 3

This property is a 9,485 Sqft Bellamy Opera House which is The Boyne Theater. The property is adjacent to and currently owned by the Northern Table restaurant.

Address: 220 S Lake St.
Status: Not listed
Zoning: Central Business District
Building Size: 17,500 Sqft
Parcel Size: 120' x 175'
City Water: Yes
City Sewer: Yes



Site 4

Victorian previously used for professional office. Property is suitable for commercial/professional office, personal residence or bed and breakfast. Property has 120' of frontage on Boyne River.

Address: 311 E Water St.
Status: For Sale MLS # 440675
Zoning: Central Business District
Building Size: 2,700 Sqft
Parcel Size: 75' x 220'
City Water: Yes
City Sewer: Yes



Site 5

The building has approximately 1,641 Sqft for showroom and 2,443 sq ft of warehouse space, total of 4,084 square feet for gross building area.

Address: 437 Boyne Ave
Status: For Sale MLS # 440741
Zoning: Central Business District
Building Size: 4,100 Sqft
Parcel Size: 75' x 220'
City Water: Yes
City Sewer: Yes



Site 6

This currently vacant building is located close to down town with views of Lake Charlevoix. Property has 111' of frontage on Lake Street with ingress and egress from Lake and Park streets. Veterans Park is directly across the street.

Address: 100 N. Lake St
Status: For Sale MLS # 438832
Zoning: Central Business District
Building Size: 5,000 Sqft
Parcel Size: 111' x 115'
City Water: Yes
City Sewer: Yes



Redevelopment Strategy

The redevelopment strategy used by the City is a three pronged approach and focuses on Placemaking, Marketing and Support. In simple terms the City Redevelopment Strategy is focused on building a place people want to be, letting them know about it, and helping them when they get here.

Placemaking

Placemaking is a multi-faceted approach to the planning, design and management of public spaces. Placemaking capitalizes on the community's assets, inspiration, and potential, with the intention of creating public spaces that promote people's health, happiness, and well being. This approach is commonly described as creating a "sense of place". The concept is based on a single principle – people choose to settle in places that offer the amenities, social and professional networks, resources and opportunities to support thriving lifestyles.

Enhancing the downtown's physical environment and capitalizing on its best assets helps create an inviting atmosphere. Attractive window displays, building improvements, streetscapes and landscaping are some of the physical improvements that can be implemented to help create a unique and special place. To this end the City has been extremely proactive in improving downtown infrastructure. Much of this work has been made possible with the assistance of State and Federal grants. This commitment to improving the public infrastructure has helped attract millions of dollars of private investment in building renovation and new construction in Boyne City.

How well a place is connected to its surroundings both visually and physically is an important aspect in placemaking. A successful public space is visible, easy to get to and around. Physical elements can affect access (a continuous row of shops along a street is more interesting and generally safer to walk by than a blank wall or empty lot), as can perceptions (the ability to see a public space from a distance). Accessible public places have a high turnover in parking.

Comfort and image is also a key to whether a place will be used. Perceptions about safety and cleanliness, the context of adjacent buildings, and a place's character or charm are often foremost in people's minds as well as more tangible issues such as having a comfortable place to sit. The importance of people having the choice to sit where they want is generally underestimated.

Lastly, activities that occur in a place, friendly social interactions, free public concerts, community art shows and more, are basic building blocks: they are the reasons why people come in the first place and why they return. Activities also make a place special or unique, which, in turn, may help generate community pride.

Marketing

Marketing a community's unique characteristics to residents, business owner's, visitors, and investors is a key factor in the success of a community. To create and maintain an effective market campaign, a professional and well executed promotional program needs to be developed. The marketing of Boyne City has been primarily developed and implemented by the Boyne City Chamber of Commerce and the Boyne City Main Street promotions committee. The Chamber of Commerce through its website and newsletter is continuously marketing the community by providing information and resources on activities, attractions and events in the area. Through the Main Street Program the promotions committee fosters an atmosphere of cooperation and unity and builds partnerships in all sectors of the community. The committee

promotes well-designed sustainable downtown projects and events while maintaining the rich cultural and historic heritage of our downtown. Through the efforts of the Promotions Committee the City has developed a positive, promotional strategy through advertising, retail activities, special events and marketing campaigns developed to encourage commercial activity and investment in the area.

Support

A robust system of support for redevelopment is provided by a variety of local, regional and state agencies and organizations. These agencies and programs are just some examples of the type of assistance that is available. Prior to commencing any redevelopment project it is highly recommended that a representative from these organizations or agencies be contacted to assist with exploring potential programs that may provide assistance for a project.

Established in 2003, the award-winning downtown Boyer City Main Street program which is under the umbrella of the city government as a Downtown Development Authority (DDA), allows tax dollars to be invested within the downtown district for a variety of projects to keep it vital and prosperous. The projects are outlined in the DDA Development Plan and Tax Increment Financing Plan.

The Boyer City Main Street is a volunteer-based program, meaning its success is the result of the efforts of many. The program is based on the National Main Street Four-Point Approach to historic preservation and economic development which are:

1. **Organization:** The organization committee is focused on building a broad-based support system for downtown revitalization by recruiting volunteers, raising funds, and promoting the program.
2. **Promotions:** The promotions committee is responsible for marketing the downtown's assets, enhancing the City's image, and creating special events to build a fun and exciting atmosphere for residents, visitors, customers, and investors.
3. **Economic Restructuring:** This committee is called TEAM BOYNE which is a network of community leaders and residents working together to make Boyer City a friendly environment for businesses and an encouraging community for entrepreneurs. Working together as a team, this committee works to strengthen the downtown's economic base, support existing small businesses and recruit new businesses.
4. **Design:** The design committee reviews building construction and capital projects in the district and is in charge of enhancing the physical appearance of the downtown by focusing on historic preservation, public improvements, lighting, signage, storefronts, and landscaping.

Using this four point approach as its foundation the city has the tools to revitalize the downtown district by leveraging local assets, from cultural or architectural heritage to local enterprises and community pride. The four points of the Main Street approach work together to build a sustainable and complete community revitalization effort.

At the regional level the most prominent business and economic development organizations providing assistance are the Northern Lake Economic Alliance and Networks Northwest.

Northern Lakes Economic Alliance is a valuable resource available to area businesses and future entrepreneurs. The mission of the NLEA is "to enhance the economy in Antrim,

Charlevoix, and Emmet counties by acting as a resource to retain and create quality jobs." As part of their services the NLEA offers a two-hour monthly class, "How to Really Start Your Own Business: Practical Information From Those Who Have Done It," in partnership with the Tip of the Mitt SCORE Chapter. The Tip of the Mitt SCORE counselors provide additional resources as well as apply practical knowledge of starting a business.

Networks Northwest, formerly Northwest Michigan Council of Governments, is a regional organization serving businesses, non-profits, community organizations, individuals, and units of government. Their mission is to build stronger communities and enhance the quality of life in Northwest Michigan. Founded in 1974, Networks Northwest facilitates and manages various programs and services for the ten county region. These programs include Northwest Michigan Works, YouthBuild, Small Business & Technology Development Center, Procurement Technical Assistance Center, various business services, and many different regional planning initiatives in response to our communities' requests and needs. Networks Northwest offers a broad spectrum of workforce, business and community services as seen on their web site.

At the State level a variety of economic development support and resources are provided by the Michigan Economic Development Corporation (MEDC), the Michigan State Housing Development Authority (MSHDA) and the State Historic Preservation Office (SHPO).

The MEDC provides assistance by offering community development incentives that focus on creating vibrant, sustainable and unique places. Some of the economic development services and programs designed to attract and retain talent in Michigan communities that the MEDC administers are the Brownfield Tax Increment Financing Act 381 Work Plan, the Community Development Block Grant program, the Core Community Fund, the Michigan Community Revitalization Program and the Urban Land Assembly fund. Through these programs the MEDC can assist with the reinvigoration of city centers and rural communities across Michigan.

MSHDA's mission is to enhance Michigan's economic and social health through housing and community development activities. MSHDA offers a wide variety of assistance and programs to the public and private sector to assist in building a strong and vibrant Michigan. Some examples of assistance offered by MSHDA's include it's Community Development Division (CDD) that supports affordable housing and vibrant places by providing financial resources, technical assistance, and training to nonprofits and local governments. Through MSHDA's Cultural Economic Strategy (CED) support is provided for cultural economic development by assisting communities in leveraging their creative talent and cultural assets to spur economic growth and community prosperity.

SHPO works with homeowners, developers, government agencies, and nonprofit organizations to preserve the places that make our communities unique. Historic preservation enhances property values, creates jobs, revitalizes downtowns and promotes tourism. SHPO programs such as the Historic Preservation Tax Credit program, the Michigan Lighthouse Assistance Program, and the National Register of Historic Places support people who want to preserve Michigan's historic places as vibrant, vital community assets so they can be enjoyed by Michiganders and visitors alike.

Plan Adoption Documentation

Draft Plan Circulated for Comments

The draft Boyne City Master Plan was transmitted to the City Commission for review and comment in June 2015. The City Commission approved the draft plan for distribution on June 23, 2015. Following the Commission's approval for distribution the proposed plan was distributed to the adjacent Townships (Boyne Valley, Evangeline, Eveline, Melrose and Wilson), Charlevoix County Planning Commissions, as well as Boyne City Public Schools, Great Lakes Energy and Consumers Energy on June 29, 2015 for review and comment. Comments were received from Charlevoix County Planning Commission, and are provided in Appendix B.

Public Hearing

A public hearing on the proposed Master Plan, as required by the Michigan Planning Enabling Act, as amended, was held on September 21, 2015. The legally required public hearing notice was published in the Petoskey News Review on September 3, 2015 and in the Boyne City Gazette on September 9, 2015, as well as posted on the City website. A copy of the public hearing notice is reproduced in Appendix B. During the review period, the draft plan was available for review on the City's website, at the City Hall, or by contacting the Boyne City Planning Director.

The purpose of the public hearing was to present the proposed Master Plan to accept comments from the public. Six local residents and/or business owners attended the public hearing. Minutes from the Public Hearing are provided in Appendix B.

The public hearing began with a brief explanation of the planning process. Plan development included several Planning Commission workshop meetings, and public input sessions. During the hearing, maps of existing land use, color coded resource, and proposed future land use recommendations were presented.

Plan Adoption

At a Planning Commission meeting following the public hearing on September 21, 2015, the Planning Commission discussed the written comments received. The Planning Commission took action to formally adopt the Boyne City Master Plan – 2015 Update, including all the associated maps by resolution on September 21, 2015.

Per the Michigan Planning Enabling Act, as amended, on June 23, 2015, the City Commission asserted the right to approve or reject the plan. The City Commission formally adopted the plan on October 13, 2015.

Legal Transmittals

Michigan planning law requires that the adopted Master Plan be transmitted to the City Commission, as well as to the adjacent Townships and the County Planning Commission. Copies of these transmittal letters are on file with the City of Boyne City.