

Meeting of June 15, 2026 Record of the proceedings of the regular meeting of the Boyne City Planning Commission held in the Commission Chambers on Monday, June 15, 2026, at 5:30 p.m.

1. Call to Order Chair Nichole Moblo called the meeting to order at 5:30 p.m., followed by the Pledge of Allegiance.

2. Roll Call Present: Bridget Foltz, Nichole Moblo, Brooke Nemchak, Jeff Ross, Monica Ross, Brian Taylor, Ryan Velzy, and Mark Yallup

Absent: None

Meeting Attendance City Officials/Staff: Executive Assistant Jennifer Eads, Planning and Zoning Administrator Abdul-Azeez Lawal, and Planning Director Zachary Sompels.

Public Present: Approximately 11

3. Approval of Regular Agenda **Motion 2026.06.15.01**

**Jeff Ross** moved, supported by **Monica Ross**, to approve the June 15, 2026, regular meeting agenda as amended.

The agenda was amended to move New Business to Item 8 and Unfinished Business to Item 9.

Motion adopted by roll call vote.

Ayes: 8  
Nays: 0  
Absent: 0  
Abstained: 0

4. Consent Agenda **Motion 2026.06.15.02**

**Brooke Nemchak** moved, supported by **Jeff Ross**, to approve the June 15, 2026, consent agenda as presented.

Motion adopted by roll call vote.

Ayes: 8  
Nays: 0  
Absent: 0  
Abstained: 0

5. Public Comment **Chair Moblo** opened public comment at 5:34 p.m. No comments were received, and public comment was closed.

6. Correspondence None

7. Reports of Officers, Boards, and Standing Committees **Commissioner Foltz** reported that the City is preparing to pave Call Street, progress continues on the Moxie development, the recent short-term rental meeting was well attended with approximately 40 participants, and the CWSRF project is expected to wrap up by the end of June.

8. New Business **Chair Moblo** opened new business.

8A Conkle  
Redevelopment

Eric Gold stated this was the applicant's second appearance before the Planning Commission. Dave Hendershot of Performance Engineers presented the project plans.

No public comments were received.

Commission questions and responses included:

- Questions regarding noise and pets. Housing Commission indicated pets must be leashed at all times and may not be outside without their owner.
- Whether the units would be rentals or owner-occupied. The applicant stated the units would be rentals.

Commission members expressed appreciation for the addition of the sidewalk.

**Motion 2026.06.15.03**

**Bridget Foltz** moved, supported by **Ryan Velzy**, to approve the application submitted by RAD Conversion Specialists based on the application, site plan, and findings of fact.

Motion adopted by roll call vote.

Ayes: 8  
Nays: 0  
Absent: 0  
Abstained: 0

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At 5:45 p.m., ten members of the public departed the meeting.

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8B 825 Moll Drive

Chris Bott of Gosling Czubak Engineering Sciences, Inc. presented the proposed site plan for 825 Moll Drive.

Commission questions and responses included:

- Whether the proposed trees are native to Michigan. The applicant responded yes.
- Whether the retention ponds remained the same size. The applicant responded yes and noted the project remains below the impervious surface threshold.
- Whether adequate parking had been provided. The applicant indicated sufficient parking was proposed and additional spaces could be added in the future if necessary.
- Whether a soil erosion plan had been prepared. The applicant indicated one would be submitted to the County.

**Motion 2026.06.15.04**

**Brooke Nemchak** moved, supported by **Mark Yallup**, to approve the application submitted by Northern Michigan RE Holdings based on the application, site plan, and findings of fact.

Motion adopted by roll call vote.

Ayes: 8  
Nays: 0  
Absent: 0  
Abstained: 0

5:53 pm 1 new public audience member arrived

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**Chair Moblo** closed new business and opened unfinished business.

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9A Sign Ordinance Review

**Zachary Sompels** provided overview. Will only be updating ordinance as needed.

Planning Commission questioned:

- Why change something that isn't broken – only changing what needs to be changed to meet requirements.
- How is sign ordinance policed? Planning and Zoning will be policing.

**Motion 2026.06.15.05**

**Brooke Nemchak** moved, **Jeff Ross** seconded, a motion to approve moving forward with the sign ordinance review process.

Motion adopted by roll call vote.

Ayes: 8  
Nays: 0  
Absent: 0  
Abstain: 0

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9B Text Amendment

Planning Director Zachary Sompels reviewed the proposed text amendments. The amendments added definitions and separated boarding houses, rooming houses, and lodging houses from bed and breakfast inns and tourist homes.

Commission questions and discussion included:

- Whether a conditional use approval remains with the owner or the property. Staff explained that the approval runs with the property, allowing a subsequent owner to continue the approved use.
- Any new conditional use would require review and approval by the Planning Commission.
- Maximum occupancy is determined by applicable fire and county regulations rather than by the Planning Commission.
- The Commission recommended removing the term "single-family" from Section 2.7(B).

**Motion 2026.06.15.06**

**Brooke Nemchak** moved, supported by **Jeff Ross**, to move forward with the proposed text amendments to the Boyne City Zoning Ordinance, Sections 1.4, 3.30, 4.30, 6.30, 21.86, and 25.10, as presented, and schedule the required public hearing.

Motion failed by roll call vote.

Ayes: 0  
Nays: 8  
Absent: 0  
Abstained: 0

Staff was directed to revise the proposed text amendments to incorporate the Commission's recommended changes and bring the item back for consideration at the July meeting.

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**Chair Moblo** closed unfinished business.

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10. Staff Report      Commission questions and discussion included:

- Whether the short-term rental list is available to the public. Director Sompels indicated the information could be obtained through a FOIA request.
- Whether permits are required for decks and, if so, whether size is a factor. Staff explained permits are required for decks attached to a building.
- Why reasons for zoning site visits were not included in the monthly memo. The Commission requested that future reports include a general update regarding site visits.

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11. Good of the Order      **Commissioner Taylor** requested a future discussion regarding sidewalk requirements for new developments.

**Chair Moblo** reminded the recording secretary that the current vacancy needs to be posted.

**Chair Moblo** and **Commissioner Nemchak** noted they would be absent from the August meeting.

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12. Announcements      The next regular meeting of the Boyne City Planning Commission is scheduled for Monday, July 20, 2026 at 5:30 p.m.

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13. Adjournment      **Motion 2026.06.15.07**

**Jeff Ross** moved, supported by **Mark Yallup**, to adjourn the June 15, 2026, regular meeting at 6:43 p.m.

Motion adopted by roll call vote.

Ayes: 8  
Nays: 0  
Absent: 0  
Abstained: 0

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Chair, Nichole Moblo

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Recording Secretary, Jennifer Eads