

HARBOR COMMISSION
MINUTES
March 22, 2006

I. Roll Call

Jim Bartlett	Present
Yvonne DeWindt	Absent
Al Dika	Present
John Flemming	Present
Tom Graham, Jr.	Present
Bill McCullough	Present
Jim Offield	Present
Fred Rachwitz	Present
Jane Ramer	Present
Dick Schiller	Present

Also present: Harbormaster Bob Bokram and City Manager Fred Geuder.

Chairman Jim Bartlett called the meeting to order at 4:00 p.m.

II. Minutes

Motion by Schiller, seconded by Dika, to approve the minutes of February 8, 2006, as presented.
Motion carried.

III. Public Comment and Correspondence

None.

IV. New and Old Business

A. Public Hearing on Proposed Walstrom Marine Dock Expansion Plan

Bartlett opened the public hearing by asking Fred Walstrom to review the proposal.

Fred Walstrom noted that when the first application was made over a year ago, the request had been for 47 slips; the current proposal calls for 37 slips.

Walstrom noted that the entry channel was widened to 85' in response to boater concerns about the narrowness of that channel on previous plans. The west portion of the dock is now open pile so that it can ramp down for barrier free access. Kayaks will be able to go underneath this dock and it will also assure better water circulation.

Walstrom also is proposing that there be riprap against the existing shoreline in order stop reflective wave action. In making that change Walstrom opened the aisle way up to 105', moving the dock system out 15 feet further (still within the Marina Limit Line of the Harbor

Plan). In periods of low water, the boats on the north slips will need to stick out a little further, and this plan accommodates them. Boats will not be permitted to dock on the outside wall.

Bartlett noted receipt of the following correspondence:

1. Kenyon Stebbins—opposed.
2. Marilyn White—opposed.
3. Tyree Wilburn—in support.
4. Ann Burrows—opposed.
5. Martha Ford—opposed.
6. Mary Schubert—opposed.
7. Win Stebbins—in support.
8. K.C. Schute—opposed.
9. Laura Hunt—opposed.
10. John Kenyon III—in support.

Bartlett then opened the meeting to public comment.

Bryan Burley of Harbor Springs noted that he was not in attendance on behalf of the Little Traverse Yacht Club, nor was he in attendance because of his business. As a boater, he supports the plan because he feels there is a positive direct economic impact because of the marinas, and indirectly the expansion makes for a more desirable community. He also feels that the expansion does allow additional access to the water. In Burley's opinion, the aesthetics are improved because he enjoys looking at boats on the water.

Sally Rowland, a Marina Village resident, stated that the proposed plan does not remove all the objections she had in the previous plans. She is still concerned about the additional noise, pollution and the impacted views. She also asked whether if the plan goes forward, would the work be done in the summer months, and also asked whether the parking lot could be screened along Bay Street.

Fred Walstrom stated that dredging work would not occur in June, July, August or September. He further stated that he could look at and consider further landscaping.

Steve Arbaugh of Harbor Springs said he is a boater, and he echoed Mr. Burley's comments. He also stated that the community is built around the water, and noted other communities in the area that have added to their boating facilities. Access to the water is important. He feels that safety for kayakers is enhanced by this plan, and he also noted that where the expansion is proposed is currently unnavigable water.

Pat Spaulding of Harbor Springs is a boater who also works part-time at the City Marina in the summer. She noted that as a resort community, transient boaters stimulate the economy. She noted that the current waiting list for the city docks has over 200 names on it. She also noted the

regular waiting lists for daily transient slips, and that many local boaters come down to the marina seeking to dock at the marina. Spaulding stated that the state has estimated that over \$4 million dollars is brought into the local economy by boaters. As a kayaker, she does not feel the proposal is a problem. She also noted that other views have changed over the years, and people have had to accept those changes.

Jim Nichols of Harbor Springs stated that he is in favor of the plan for many of the same reasons others have stated. He feels there is a positive economic impact.

Mike Esposito, general manager of Irish Boat Shop, stated that they are in favor of the expansion. He noted that many people are unaware of how many people are employed and make their livelihood from the boating industry. There is economic trickle down from the boating revenues. Esposito also said he felt that the marinas have been good stewards of the waters and that it is not in their best interest to pollute the waters.

With no further comments, Bartlett closed the public hearing.

B. Consideration of Harbor Commission Recommendation to the City Council

Bartlett asked the Commissioners if there were any questions.

Dika asked Walstrom how many people were employed at Walstrom Marine.

Walstrom noted that the business employed about 30 people year-round, and up to an additional 30 people seasonally.

Motion by Schiller, seconded by Offield, to recommend approval to City Council of the Walstrom Marine Expansion plan date December 21, 2005.

Rachwitz asked if any Commissioners needed to disclose potential conflicts of interest.

Schiller, Bartlett, Offield and Dika noted that they have boats in slips at Walstrom's.

Bartlett then called for a roll call vote.

Upon roll call, the motion was approved 8-1, Rachwitz dissenting.

C. Request for Special Event Ferry Permit

The City Manager stated that a request had been made by Little Traverse Conservancy for a permit to have Shepler's bring in boat on July 6th for the 17th Annual Save the Trees benefit. The maximum capacity of the ferry would be 300 persons.

The City Manager stated that this request is similar to what was approved last year, and the July 6th date is outside of the prohibited July 3-5 dates for such permits. He also noted that Shepler's would have to technically make application for the permit. He noted that he had received no complaints from last year's event.

Motion by Flemming, seconded by McCullough, to approve the Special Event Ferry Permit for July 6th, subject to receipt of an application from Shepler's Mackinaw Island Ferry. Motion carried.

D. Other Comments

The City Manager noted that the City Council has not yet taken up the seven-day rule change proposal, but should do so in April or May. He also noted that he and the Chief of Police have discussed the Zoll Street parking issue, but do not yet have a recommendation.

Bokram noted for the Commission that five moorings and two dock slips changed hands this year. Bokram also noted that the water level is down now compared to last year, but that the Corps of Engineers expects the water level to be up 2" in July, compared to the previous year.

The City Manager noted that he would be starting interviews soon for the Assistant Harbormaster position.

V. Meeting Schedule

The next meeting of the Harbor Commission will be scheduled for Wednesday, June 21, 2006, beginning at 4:00 p.m. This will be the first of the required summer meetings.

VI. Adjournment

There being no further business, the meeting was adjourned at 4:45 p.m.

Frederick W. Geuder, City Manager