



**PLANNING COMMISSION**

Thursday, August 17, 2017

1. Roll Call – 7:00 P.M. – Community Room
2. Approval of Minutes – July 20, 2017 Planning Commission Meeting
3. New Business
  - (a) Review and action on the 2018-2023 Capital Improvements Plan
4. Old Business
  - (a) Continued discussion/ direction on a hospital-specific zoning district
5. Updates
6. Adjournment



PLANNING COMMISSION

July 20, 2017

A regular meeting of the City of Petoskey Planning Commission was held in the City Hall Council Chambers, Petoskey, Michigan, on Thursday, July 20, 2017. Roll was called at 7:00 P.M. and the following were:

Present: Gary Greenwell, Chairperson  
Dana Andrews  
Betony Braddock  
Dean D. Burns  
James Holmes  
Cynthia Robson  
Eric Yetter

Absent: Emily Meyerson  
Rick Neumann

Staff: Amy Tweeten, City Planner

Others Present: Brian Denhoff, McLaren Northern Michigan

Upon motion and support, minutes of the June 27, 2017 special meeting were approved with the noted correction to meeting status.

**Discussion/ Direction on a hospital-specific zoning district**

Staff gave an overview of the process that would need to be followed for the creation of a new district, including finalization of district language and boundaries, Commission hearings and recommendation and two readings at City Council, as well as approval of a Master Site Facilities Plan for McLaren Northern Michigan and site plan approval for the South Tower. She then reviewed the broad issues that would need to be determined: district boundaries, uses, setbacks and height.

The Commission discussed the two hospital districts with consensus that all property associated with the main campus should be zoned H2, while the Demmer campus the less intensive H1.

The Commission then discussed building height in the two districts and whether the building elevation rather than height measured in feet and stories should be used. Staff explained that the elevation method was chosen for the H2 District due to the large grade differences on the existing hospital campus and the larger floor-to-ceiling heights of the existing hospital building compared to a standard commercial building. The elevation in the agenda memo was 710, which was slightly higher than the proposed addition, but not as tall as the existing West Building (729). There was concern about heights adjacent to residential uses on West Jefferson Street and West Lake Street, but other areas the consensus was that the existing structure maximum height should be used. Along West Lake Street, there was agreement that the elevation should not exceed that of the

existing parking structure. Staff will develop language to address these areas of concern. The building heights of the H1 District at 35 feet from the adjacent public street grade was acceptable.

The Commission then discussed district setbacks, striking the language increasing the setback in the H2 District for buildings over 35 feet. The concern raised about the bluff and keeping the building at a sufficient distance to not undermine it was discussed. The consensus was that the minimum front and side setbacks should be the same – at 25 feet – with the rear setback along the bluff at 50 feet.

The uses in the two districts were then reviewed, with direction that clinics and urgent care centers should be permitted in both districts and that Wind Energy systems should be changed to Alternative Energy Sources to incorporate wind or solar energy systems. Mr. Denhoff was asked if there were any uses missing that should be incorporated and he suggested behavioral health facilities.

Regarding the impervious area requirement, Commissioners would like an idea of what percent of impervious area the Munson Campus is currently at since the requirement is based on the Traverse City Code. Staff will provide information.

The Commission was informed that there will be a special joint meeting with City Council to discuss the ordinance language at 5:30, August 17 before the regular Commission meeting at 7:00 p.m. Commissioners were also willing to hold an additional special meeting if necessary.

#### Updates

Staff updated the Commission on the Parks and Recreation Plan workshops, noting that between 75 and 100 persons attended and provided comment. The groups wanting a dog park and pickle ball facilities were well represented. Staff also gave the Commission a preview of upcoming capital projects to be included in the 2018-2023 Capital Improvements Plan that implement priorities of the Non-motorized Facilities Plan.

The meeting then adjourned at 9:08 P.M.

Minutes reviewed and approved by Gary Greenwell, Chairperson



**BOARD:** Planning Commission  
**MEETING DATE:** August 17, 2017 **DATE PREPARED:** August 8, 2017  
**AGENDA SUBJECT:** 2018-2023 Capital Improvements Plan  
**RECOMMENDATION:** Review / Action on the 2018-2023 Capital Improvements Plan

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Pursuant to the Michigan Planning Enabling Act Article IV, the Commission is being provided the 2018-2023 Capital Improvements Plan (CIP) for its review. The purpose of review by the Planning Commission is to ensure that the proposed projects are consistent with the goals, objectives and strategies of the City of Petoskey Master Plan.

**2018**

There are several street resurfacing/spot curb repair projects for which the City is receiving matching funds through the Michigan Department of Transportation Small Urban Program. The streets to be resurfaced are Emmet Street from Washington Street to Buckley Avenue, Sheridan Street from US-131 to Emmet Street and a portion of Bayfront Drive. Additional resurfacing is proposed downtown at East Lake Street from US-31 to Petoskey Street and Petoskey Street from East Mitchell Street to Shopper's Lane. The intersection of Petoskey and East Lake will also be reconstructed as the full streetscape was removed in 2006 for infrastructure installation at the 200 East Lake Street site. The temporary measures installed on East Lake Street and Petoskey Street were not intended to last 11 years and need replacement. Also downtown there will be changes to the end of Bay Street to allow the extension of the sidewalk from the tunnel to East Lake Street and improvements to the pedestrian crossing, as well as rehabilitation/ addition to the public restrooms in Pennsylvania Park. The Bridge Street Bridge rehabilitation is also a maintenance project.

In conjunction with replacement of a failing water main in West Lake Street, the curb line from Solanus Mission to Magnus Park will be moved to allow for a 10-foot trail and 5-foot tree lawn. Addressing this area is identified as a priority of the Planning Commission in the 2015 Non-Motorized Facilities Plan.

The south segment of the Downtown Greenway Corridor has been postponed to 2018 due to a delay in receipt of the Natural Resources Trust Fund grant award.

**2019/2020**

The major project in 2019 will be the realignment of Lewis Street in conjunction with the MDOT reconstruction of US-31 and implementation of the final section of the Downtown Greenway Corridor through Pennsylvania Park, and 2020 will be reconstruction of Kalamazoo Avenue, pending funding through the Small Urban Program. Beyond 2020, the projects may be adjusted based on funding demands.

The projects proposed for the 2018-2023 CIP implement the following strategies stated in the 2014 update to the Master Plan:

- Develop the Greenway Corridor Plan;

- Install state-of-the-art drinking water and waste-water infrastructure;
- Continue to improve and expand the pedestrian amenities of the City;
- Continue to develop a multi-modal transportation system including improvements to roads, trails, sidewalks and rail infrastructure that will support and enhance economic development;
- Continue to upgrade community infrastructure such as utilities and streetscapes; and
- Implement the City Parks and Recreation Master Plan.

Staff recommends that the Commission review and accept the plan and forward it to City Council for approval.



**BOARD:** Planning Commission

**MEETING DATE:** August 17, 2017

**DATE PREPARED:** August 9, 2017

**AGENDA SUBJECT:** Zoning District Creation for Hospital Campus

**RECOMMENDATION:** Discussion/ Direction

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The Commission will continue discussion on the hospital zoning district and possibly take action to schedule a public hearing.