



PLANNING COMMISSION

August 18, 2016

A regular meeting of the City of Petoskey Planning Commission was held in the City Hall Community Room, Petoskey, Michigan, on Thursday, August 18, 2016. Roll was called at 7:00 P.M. and the following were:

Present: Gary Greenwell, Chairperson
Dana Andrews
Betony Braddock
James Holmes
Emily Meyerson
Rick Neumann
Eric Yetter

Absent: Dean D. Burns
Cynthia Linn Robson

Staff: Amy Tweeten, City Planner
Rob Straebel, City Manager
Michael Robbins, Director of Public Works
Lisa Denoyer, Administrative Assistant

Others Present: Gail Kloss, 423 Porter Street

Upon motion and support, minutes of the July 21 meeting were approved.

Public Hearing on Amendments to Section 1704 of the Zoning Ordinance

Staff reviewed the modified format changes that were incorporated and the text changes that included; clearly stating when a zoning permit or site plan approval is necessary for parking, restricting parking lot sizes to the requirements; larger than required lots would require a variance, maximum curb-cut widths in residential and commercial districts, standards in residential versus commercial districts, requirements for bicycle parking, allowing use of on-street parking for a portion of parking requirement, standards for shared parking agreements, modification to some parking requirements from net usable floor area to gross floor areas for calculation simplification, and modified parking requirements for some medical uses and large format retail. Staff also commented that she had not yet received any comments on these changes from the City Attorney.

At this time, being no public comment, the public hearing was closed.

Commissioner Meyerson noted that the Commission had spent significant time on the amendments in 2011 that had not been sent to Council, and that she hoped the current version would be supported by the City Attorney and Council, and then made a motion, seconded by Commissioner Holmes, to forward the amendments to City Council for approval. Motion carried 7-0.

Review of the 2017-2022 Capital Improvements Plan

Staff reviewed the major projects scheduled for 2017 which are the reconstruction of Emmet Street, extension of the Downtown Greenway Corridor to Emmet Street, and upgrades to the wastewater treatment plant and commented that projects in the succeeding years are more fluid as to timing and contingent on funding availability. Staff then reviewed the conceptual drawings for the reconstruction of Emmet Street, noting the direction from the public workshops to improve pedestrian access, maximize parking and maintain truck movements. She emphasized the width of bump-outs at 4 feet on Emmet Street and increased turning radius for truck movement, the perpendicular parking on the north side of Washington to maximize on-street parking for the neighborhood, and widened sidewalks.

Commissioners discussed curb-cuts, bump-outs, perpendicular parking on the on the north side of Washington Street versus the south side, pedestrian crossings, whether or not there was a need for additional parking and raised concerns about bicycle access to and from the Downtown Greenway Corridor and that changes were needed.

Gail Kloss, Executive Director of the Women's Resource Center of Northern Michigan, 423 Porter Street, commented that she would like to see the perpendicular parking switched from the north side of Washington Street to the south side noting the longevity of the Goldmine and their need for adjacent parking, concern that the lot behind the Cottage Drawer will lose parking, and concern about parking in front of the house at 149 Washington. She also commented that she has concerns about access to the business during construction and that she would like to see a drawing with the parking reversed.

Commissioner Greenwell commented that staff does a good job coordinating with residents and businesses during a construction project.

Commissioner Yetter asked Ms. Kloss why she would prefer that the parking be reversed and she commented that they would prefer more parking on the Gold Mine's side of the street. She also commented that the Gold Mine and Tom and Dick's have been there the longest. While other businesses have come and gone, they are tried and true. She also voiced concerns about customer safety with having to cross the street to load and unload their vehicles.

Commissioners then discussed the potential of losing parking spaces by reversing the parking and agreed that they would like to see a drawing that shows the perpendicular parking on the south side of Washington Street, and recommended reconfiguring the Greenway Corridor so that bicyclists could safely access the street.

Staff then reviewed major projects scheduled for 2018 through 2022.

Commissioners asked about the timing of the rehabilitation of the intersection at 200 E. Lake Street and its priority over other neighborhood streets, underground electric, upgrades to the Wastewater Treatment Plant, and installation of sidewalks consistent with the Non-Motorized Facilities Plan priorities.

Staff noted that the 200 E. Lake Street project could be adjusted pending MDOT and development schedules, and explained the electric system network which dictates the order of undergrounding.

Commissioner Neumann made a motion, seconded by Commissioner Andrews, that the Planning Commission accept the plan and forward it to City Council for approval.

Commissioner Meyerson commented that she was not comfortable accepting the Emmet Street reconstruction project as part of the CIP and that she would like the motion to be amended to support the plan and forward to Council but include that the Commission would like to see the

revisions to the Emmet Street plan that incorporate improved bike access to the Greenway Corridor and perpendicular parking on the south side of Washington Street.

Commissioner Neumann accepted the revised motion, seconded by Commissioner Andrews. Motion carried 7-0.

Updates

Michael Robbins, Director of Public Works gave a PowerPoint presentation on the Michigan Public Power Agency and how it relates to the City's electric utility.

The meeting then adjourned at 8:58 P.M.

Minutes reviewed by Emily Meyerson, Commission Secretary.