



PLANNING COMMISSION

September 15, 2016

A regular meeting of the City of Petoskey Planning Commission was held in the City Hall Community Room, Petoskey, Michigan, on Thursday, September 15, 2016. Roll was called at 7:00 P.M. and the following were:

Present: Gary Greenwell, Chairperson
Dean D. Burns
Betony Braddock
James Holmes
Emily Meyerson
Rick Neumann
Cynthia Linn Robson
Eric Yetter

Absent: Dana Andrews

Staff: Amy Tweeten, City Planner

Others Present: Drew Mittig, 7093 Dutchmen Bay, East Jordan
Jeff Bruney 8332 Ridgeway Rd, Petoskey
Dan Assti 3158 Lorraine Dr, Petoskey
Todd Swanson 5135 Coastal Woods, Petoskey
Ron Cieslak 33610 Grand River, Farmington Hills
Josh Manthei 2240 Chapel Hill Drive, Petoskey
Norm Byers 5894 Walloon Meadows Circle, Petoskey
Lindsey Young 710 Grove Street, Petoskey

Upon motion and support, minutes of the August 18 meeting were approved with Commissioner Burns abstaining.

Special Condition Use/Site Plan Introduction
1124 Northmen Drive- Genesis Church

Staff gave a brief overview of the submittal and turned further review over to Ron Cieslak, project architect. Mr. Cieslak explained the current building is 16,000 square feet and that they tried to address the previous concerns raised by the Commission, including: moving the building farther away and down the hill from the residence to the west to reduce the impact, splitting the parking lot into two lots, adding landscape islands and adding landscaping to buffer from the residential area, and creating two drop-off areas. In reviewing the floor plan, he commented that there are rooms for nursery and classes for church only and there is an outdoor terrace area. He then reviewed the elevations and parking area, noting that the 150 spaces are based on what they need at a 2:1 ratio.

Commissioners then asked about the building size, whether there would be any outdoor activity, how much of the property would be landscaped, the traffic circulation, the amount of parking, the size of parking spaces, and timing of lighting.

Commissioner Meyerson stated that there was excessive parking being shown given the availability of school and street parking in the vicinity of the site, that people walk year-round in the City, and that members of other churches frequently walk a block or more. She also noted a need for a sidewalk connector between the two entrances so that people don't have to walk into the drop-off zone.

Todd Swanson responded that they have been observing cars for three years and are seeing between 120-140 vehicles as many families come in more than one vehicle due to other activities, that the code requirement is less than most codes, and that his experience in not providing sufficient parking is worse on neighborhoods. He also stated that the logistics of using other parking areas did not work, particularly in the winter, as the school does not plow its lot on the weekends.

Commissioner Neumann questioned having the Barrier Free spaces all on the west side of the building, and Commissioner Burns agreed that if there should be spaces for the east entrance as well.

Commissioner Robson stated that she appreciated their efforts at screening, and asked for bike racks and elevations from the property lines and a rendering of the building.

Staff will provide Mr. Cieslak the updated parking requirements and will provide her analysis of the special condition use standards for the October meeting.

At this time, Commissioner Burns made a motion to schedule a hearing on the Special Condition Use for October 20th; support for the motion was by Meyerson. The motion carried 8-0.

Mr. Burns asked whether the applicant had followed up with the Tip of the Mitt Watershed Council and recommend they talk to them for suggestions on how to improve storm water management rather than just sending to the pond.

Election of Officers

A motion was made by Commissioner Burns, with support by Commissioner Neumann to nominate the existing slate of officers: Gary Greenwell as Chairperson and Emily Meyerson as Vice Chairperson/Secretary. The motion carried 8-0.

Review/Direction on Emmet Street Reconstruction

Staff reviewed the two alternatives for parking on Washington Street and staff's recommendation that the perpendicular parking be placed on the north side of the street to maximize parking for the four corners. She then reviewed the changes to the Emmet Street-Downtown Greenway Corridor intersection to make bike access easier.

Commissioners asked about loading areas and noted the need to maximize parking.

Commissioner Robson then made a motion, with support from Commissioner Neumann to approve the plan with perpendicular parking on the north side of Washington Street and the bike reconfiguration at the Downtown Greenway Corridor; motion carried 8-0.

Multiple Family District Standards Discussion

Staff noted the highlighted areas in the RM-1 Multiple Family District language and consensus was that housing for the elderly (or senior housing) did not need a two acre minimum lot size; that convalescent homes/ rest homes should be changed to nursing/ rehabilitation facilities and likely did not need a minimum lot size- or that it should be clearer what we are trying to achieve- and did not need a 40 foot setback. There was also a suggestion that the language concerning the allowance for no maximum height for hospitals be removed.

In discussion of the RM-2 Multiple Family District, staff was directed to research how boarding houses are regulated in other communities, and there was a suggestion that lighting for offices in the RM-2 District subject to section 7023) should not be on after hours.

Updates

Staff provided the summary of sidewalk construction priorities from the Non-Motorized Facilities Plan, noting the projects completed in 2016 and that over 200 spot sidewalk-repairs fixes that have been identified and will be either ground down or replaced, which impacts the sidewalk budget. Commissioner Meyerson said she would like some of the smaller, high-priority segments addressed in the CIP when possible, instead of only the larger street projects.

Staff also alerted the Commission that there will be a site plan amendment for NCMC at their next meeting and that the parking amendments first reading will be at Council on September 19.

There was also an update on the ZBA action to approve the height variance at 416 E. Mitchell and whether the maximum height should be revisited or if the system worked correctly to allow the additional 4 feet.

The meeting then adjourned at 8:40 P.M.

Minutes reviewed and approved by Emily Meyerson, Commission Secretary