



PLANNING COMMISSION

October 20, 2016

A regular meeting of the City of Petoskey Planning Commission was held in the City Hall City Council Chambers, Petoskey, Michigan, on Thursday, October 20, 2016. Roll was called at 7:00 P.M. and the following were:

Present: Gary Greenwell, Chairperson
Dana Andrews
James Holmes
Emily Meyerson
Rick Neumann
Cynthia Linn Robson
Eric Yetter

Absent: Betony Braddock
Dean D. Burns

Staff: Amy Tweeten, City Planner
Lisa Denoyer, Administrative Assistant

Others Present: Rod and Jackie Anderson, 101 Williams Street
Ryan Bentley, Petoskey News Review
Charles Bricker, 1127 Jennings Avenue
Norm and Brenda Byers, 5894 Walloon Meadows Circle
Janssen Byers, 5894 Walloon Meadows Circle
Ron Cieslak, 33610 Grand River Avenue, Farmington
Dennis Cross, 407 Michigan Street
Carla Crockett, 1043 Curtis Avenue
Emma and Kayla Decker, 619 Bay Street
Colleen Fantozzi, 03889 Springvale Road, Boyne Falls
Dan Hasty, 3858 Lorraine Drive
Chad Hones, 3444 Aurora Drive
Genevieve Kromm, 634 East Mitchell Street
Gabe Meyerson, 710 East Lake Street
Luke Rasper, 247 Skyview Street
Sherri-Kaye Ricketts, 7690 Summit Street, Alanson
Nathan, Nicholas and Nick Spadafore, 1082 Autumn Lane
Todd Swanson, 5135 Coastal Woods
Sharon Wagar, 1131 Jennings Avenue
Lindsey Young, 710 Grove Street

Upon motion and support, minutes of the September 15 meeting were approved with corrections.

**Public Hearing on Special Condition Use/Site Plan
for 1124 Northmen Drive - Genesis Church**

Staff gave an overview of the site plan, landscape plan and special condition use standards for the proposed 16,000 square foot church at 1124 Northmen Drive and recommended that; a pedestrian pathway be created through the parking lots, a 5-foot hedge be placed along the south property line to screen parking in place of a masonry wall, four canopy trees be planted along the east property line, parking be reduced to 107 (10'x20') spaces or 132 (9'x18') spaces, and there should be a restriction on patio use for activities that do not amplify sound such as entertainment purposes.

Ron Cieslak, architect for the project, asked the commission to table action to allow them time to review information they had just received one week prior from the Tip of the Mitt Watershed Council and from the City on the parking ordinance. Mr. Cieslak also commented that he believed the pedestrian walkway was a good idea that they intend to implement it and there was no issue with planting trees along the property line. He asked for clarification on the 5-foot hedge request and the number of parking spaces allowed.

The City Planner responded that the 5-foot hedge would replace the existing proposed wall as she believed that had been the previous direction of the Commission, and that the ordinance allows for a maximum of 107 parking spaces so the pavement area is the primary reason for the restriction, her recommendation was to allow the area that could potentially hold 10'x20' parking spaces, but if striped as 9'x18' could hold approximately 132 parking spaces.

At this time the meeting was opened for public comment.

There being no public comment, the public hearing was closed.

Commissioner Robson asked for clarification on the number of trees to be planted on the east side of the property and if the trees on the southwest side would be something similar to the wall. She commented that; she believed staff's recommendation could not be approved as the ordinance was specific to parking numbers, not the area for parking, she would like minimal lighting at night only at emergency exits, and the parking lot should only be lit when the church is open due to its location near a residential area. Ms. Robson also suggested the possibility of moving the barrier free parking from the west side of the lot to the east side, asked if the brick area on the building was intended for signage or artwork and suggested that an additional recommendation for approval be added stating that a restriction on nighttime lighting of the parking lot be limited to only when there is an evening event. Ms. Robson also referenced a report from the American Medical Association that was published in June 2016, warning against street lighting and how it interferes with quality of sleep, to support this recommendation.

Ron Cieslak commented that they would prefer the barrier free parking stay on the west side as they are adjacent to the door and there are steps on the east side and that the brick area is actually simulated stone and that they do not have any plans for a sign in that area at this time.

Commissioner Meyerson commented that the parking ordinance was passed by City Council and believed the Planning Commission could only approve a maximum of 107 parking spaces, but if the applicant made them 9'x18' it would save them paving costs. She asked if the circulation of the parking lot could be explained and commented that pedestrians tend to take the shortest route and that she believed turning the sidewalk connector on an angle (how people might walk) toward the door might be more beneficial. She also suggested that they could lose 20 feet of asphalt by moving the parking adjacent to the east side of the building as well and again potentially save money.

Mr. Cieslak responded that they will revise the site to reduce the parking to the ordinance allowance and look at the drop-off and pick-up area, but believed the grade was too steep to put a sidewalk where suggested.

Commissioner Andrews commented that he feels the plan is aesthetically pleasing and that staff recommendations are logical. He asked if staff had heard feedback from the neighbors of this property and if overflow parking was expected from baseball and football games.

Staff commented that she had received calls but no feedback.

Mr. Cieslak commented that he believed most people would park along Northmen Drive for games as they currently do.

Commissioner Yetter commented that he felt it was a nice looking plan and that he appreciated their flexibility and asked if they would be installing irrigation.

Mr. Cieslak asked if irrigation was required and staff commented that it is highly recommended as the landscaping needs to be maintained.

Commissioner Neumann commented that he too felt it was a nice looking plan and that he liked the idea of the construction of a pedestrian walkway. He asked if it was possible to have two services to help with parking and suggested green lawn parking as it would only be used one time per week and grass can hold up to infrequent parking. He also commented that he personally dislikes 9-foot wide parking spaces and that he would not recommend narrowing the spaces.

Mr. Cieslak commented that one service currently requires 120 to 140 parking spaces and the intent is for the congregation to grow which would eventually lead to two services. He also commented that if patrons cannot park in the parking lot they will park on the street.

Commissioner Greenwell asked if the Commission could only approve 10'x20' spaces which would allow a maximum of 107 spaces and commented that he believed that turf parking made good sense.

Staff responded that there is now an allowance for 9'x18' spaces that did not currently exist, but that the ordinance does not restrict use of the larger parking spaces.

Commissioner Meyerson made a motion, seconded by Commissioner Robson, to postpone action until the next regular meeting to allow the applicant time to review information received from the Tip of the Mitt Watershed Council, meet updated ordinance standards, and incorporate suggestions of staff and the Commission;. Motion passed 7-0.

Discussion on Multiple Family Districts

As a follow-up to recent Commission discussions on multiple family districts and types of housing needed by the service sector, staff reviewed her findings on boarding houses and rooming houses and referenced ordinances from Big Rapids, Ann Arbor and Traverse City.

Commissioners discussed the need for seasonal housing, the process of approval for a special condition use, density requirements for multiple family districts, and height restrictions and requested that staff research and report back on Mackinac Island, Mackinaw City and Harbor Spring ordinances and the number of boarding and rooming houses they have with the current requirements. Staff was directed to create a map that indicated where boarding houses could currently occur given the current density restriction to assess whether a change is needed.

Commissioners agreed that language pertaining to the height of hospitals should be revised sooner than later. Staff will bring language back at the November meeting and noted that there is a meeting scheduled with McLaren to discuss the proposed expansion.

Traffic Count Data

Staff gave a brief overview of the 2016 traffic counts using a two tube system to calculate the amount and speed of traffic on various streets.

Commissioners discussed the potential for posted speed signs and striping of Jennings Avenue as recommended in the Non-Motorized Facilities Plan. Commissioner Robson felt a center line is needed on Northmen at Hill Street.

Commissioner Robson also requested that the Commission discuss street lighting as it relates to the AMA report.

The meeting then adjourned at 8:41 P.M.

Minutes reviewed and approved by Emily Meyerson, Commission Secretary