



PLANNING COMMISSION

January 19, 2017

A regular meeting of the City of Petoskey Planning Commission was held in the City Hall Community Room, Petoskey, Michigan, on Thursday, January 19, 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
Emily Meyerson
Rick Neumann
Eric Yetter

Absent: Cynthia Linn Robson

Staff: Amy Tweeten, City Planner

Others Present: David Hartnett, 1515 Howard Street
Ernst Rusche, 918 East Lake Street
Ryan Bentley, Petoskey News Review

Upon motion and support, minutes of the December 15, 2016 meeting were approved with corrections.

Site Plan Amendment
1515 Howard Street

Staff provided an overview of the changes to the plan from the last meeting, which included all light poles at 20 feet and an increase in parking lot islands that included curb cuts that the college worked with Tip of the Mitt Watershed Council (TOMWC) on to increase storm water infiltration. The college will also work with TOMWC on the landscape areas. Staff recommended approval of the plan with review of the storm water calculations and utility relocations as well as the addition of bike racks at building entrances.

Mr. Rusche noted that parking lot numbers had not decreased as much as what staff had noted, but were slightly lower with the changes. He noted the consultation with the TOMWC and that it was something they will continue to do with future phases of campus improvements. He will assess bike rack need by demand and use.

Commissioners noted the importance of the college to the community and thanked the college for addressing their concerns, incorporating recommendations, and reaching out to the TOMWC to show leadership in storm water management. In response to a question on cost, Mr. Rusche noted that the budget impact of the changes was \$66,000 on a \$3.5 million project.

A motion was then made by Commissioner Andrews, with support from Commissioner Meyerson, to approve the North Central Michigan College Site Plan Amendment dated January 8, 2017 with the following conditions:

1. Review and approval of any relocated utilities by the Department of Public Works;
2. Additional bike racks at building entrances; and
3. Review of storm water calculations of modified plan.

The motion carried 8-0.

Discussion/ Action on Zoning Ordinance Amendments: RM-1, RM-2, B-2A, B-2B

Staff reviewed the changes made to the Multiple Family Districts, with Commissioners questioning the term “General Hospital”, including how campus would be defined. It was decided to remove the word “General” as this was not included in the ordinance definition. City staff has been in communication with hospital staff and consultants regarding expansion plans and is aware of the pending language change regarding building height. Staff also has discussed with hospital consultants the possibility of creating a hospital zoning district, similar to what exists in Traverse City, rather than operating in the multiple family district. The Commission is interested in pursuing this PUD-type of district that would require an overall master plan for hospital property. Staff will draft language for the next Commission meeting.

Commissioner Neumann asked to have language changed in section 3002 regarding screening for drive-through service windows (staff has since realized that the drive-through window special condition use in the B-2B District had been removed from the ordinance language by City Council).

Commissioner Neumann then made a motion, with support from Commissioner Holmes, to schedule a public hearing on the changes to the RM-1, RM-2, B-2A and B-2B districts; motion carried 8-0.

**Discussion/Action on Zoning Ordinance Amendments:
Front Yard Setback calculation**

The Commission discussed how to clarify the language to fit the intent of having new construction or additions to existing structures fit the neighborhood. After much discussion, the language that Commissioners agreed met the intent was: “The minimum front-yard setback is the average of the front yard setbacks of adjacent houses on the same block face, or 25 feet, whichever is less.” This language would allow a property to either average adjacent houses on each side, or houses in one direction. Staff was asked to have the Zoning Board of Appeals members review the language for clarity of intent.

Updates

Staff notified the Commission on the Downtown Strategic Plan update and that Commissioner Andrews had been asked to be on the process committee as well as Commissioner Neumann as chair of the Downtown Design Committee. The Commission was also reminded about the Site Plan Review Training that will be held on February 15.

The meeting then adjourned at 8:35 P.M.

Minutes reviewed and approved by Emily Meyerson, Commission Secretary