



PLANNING COMMISSION

May 18, 2017

A regular meeting of the City of Petoskey Planning Commission was held in the City Hall Council Chambers, Petoskey, Michigan, on Thursday, April 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 (arrived at 7:10 P.M.)
James Holmes
Emily Meyerson
Cynthia Robson
Eric Yetter

Absent: Rick Neumann

Staff: Amy Tweeten, City Planner

Others Present: Deb Axelrod, SmithGroup, JJR
Bill Culhane, Kramer Management Group
Jim Flickema, 4368 Resort Pike Road
Blain Gibson, 1008 Franklin Street
Kristina Glusac, SmithGroup, JJR
Brad Kranig, Barton Malow Christman
Greg Potter, 416 Connable Avenue
Sherri-Kaye Ricketts, 1690 Summit Street
Charles Stockton, 892 W. Conway Road, Harbor Springs
Bart Wangeman, 522 Liberty Street
Jay Wangeman, 522 Liberty Street

Upon motion and support, minutes of the April 20, 2017 meeting were approved.

Discussion and Action on Site Plan for Reconstruction of a Building at 1008 Franklin Street

Staff gave a brief overview of the revised site plan for Gibson's Excavating to comply with the variances granted by the Zoning Board of Appeals on May 2, 2017, which resulted in a 50 foot side-yard setback on the north, a 34 foot side-yard setback on the south and a 4 foot front-yard setback on the east. The building elevations will remain the same as the original submittal, with the exception that the newer portion of the existing building at the north end will be removed to meet the 50 foot setback.

Bart Wangeman, Colwell Wangeman, stated that he believes the site meets the ordinance.

Commissioners asked about the design with the overflow sending water to City property and annual maintenance of the basins, the suggested bank landscaping, overflow outlets to City property, site restoration, and whether the concrete wall would be decorative.

Mr. Wangeman replied that the retention basins were designed by Northwest Design Group to meet the City ordinance; that the basins were designed to retain and absorb storm water during a 50 year rain event rather than reaching the overflow. The landscaping is deep rooted to assist with water absorption as recommended by the Tip of The Mitt Watershed Council. He noted that there is dense vegetation currently along the bank with no sign of erosion and that disturbed areas would be restored with a roadside mix of grasses.

The Commission discussed the masonry wall, which Mr. Wangeman described as poured in place concrete, and decided that it would likely work better as a wall than a hedge. Commissioner Robson encouraged the applicant to have a decorative component facing the residences to the north.

At this time Commissioner Meyerson made a motion, with support by Commissioner Andrews, to approve the revised site plan (date 5-11-17) based on the site plan standards of approval being met with the following conditions:

- a. Approval of the storm water detention system and soil erosion control during construction by the Department of Public Works;
- b. Annual maintenance of the retention basin;
- c. Approval of any signs and outdoor lighting

The motion carried 8-0.

**Special Condition Use/Site Plan Introduction
for McLaren Northern Michigan, 416 Connable Avenue**

Greg Potter, McLaren Northern Michigan, informed the Commission that it has been 40 years since the last major project.

Bill Culhane, Program Manager for Kramer, Grand Rapids, MI, explained the three elements of the plan that were critical to prepare for the South Tower addition in 2018. Specifically, the focus of the request on the West Colleague Parking Lot, Burns lot and utilities, and the Mobile Pet/CT dock area and utilities.

Kristina Glusac, SmithGroup JJR and Project Manager, explained the five year master plan for the project that will occur in three major phases. Once the site preparation or “make ready” work is completed, the South Tower addition will incorporate a consolidated entry with the Burns building and create 92 in-patient private rooms, new operating suites and a penthouse for utilities. The relocation of the PET/CT scan is necessary for the tower construction and the existing cooling towers will be replaced with a generator. The third phase will be remodeling of the existing building where surgery will become outpatient surgery. Architecturally, there is an attempt to integrate the addition into the existing structure to the extent possible, specifically with regard to maintaining a masonry building.

Deb Axelrood, SmithGroup, JJR and landscape architect on the project explained the process of putting the employees in the West Colleague Lot to keep the visitor parking close to the building. The West Colleague lot will have storm water retention areas, lighting, cameras and bus shelters for the employee shuttle. The parking lot will be a rural cross section without curb and gutter and a 3 1/3 foot berm along Charlevoix Avenue to screen the parking lot.

Brad Kranig, Christman Construction, reviewed the construction sequencing and the importance of the West Colleague Lot and PET/CT Scan to have site ready for construction of the patient tower beginning in 2018.

Commissioners asked what would happen with the current main entrance; why the Quonset hut is remaining and discussed improved circulation if it were removed; when Jackson Street extension would be completed; whether employees will be required to park in west parking lot; whether the circle drive would remain open during construction; what level the new main entrance would be at; why no helicopter pad was being shown; what were the long-term plans beyond the next five years; where services in buildings to be demolished will be relocated; whether employee numbers would increase; how the single rooms would be designed; and whether exterior changes were proposed for the existing building.

Mr. Potter answered that the existing entrance will remain so there will be two entrances, but that the Burns Building entrance will be combined with the new entrance so there will only be one entry on that side of the facilities; that the Quonset Hut is needed for storage and the cooling towers will be relocated to the roof; that Jackson Street realignment will be complete once the tower is built; that it won't be required to park in the W. Colleague Lot, but the goal is to create a shuttle service with minimal wait times that will drop employees where they need to go; that the circle drive will be kept open as much as possible, but it will need to be closed from November to June 2018 and how to access the hospital will be promoted by the Marketing Department; that after having a consultant study options for a helipad that it looks like the best location would be on top of the Emergency Department parking structure. He explained the front half of the property on Charlevoix Avenue is being a future development site. Mr. Culhane added that the primary focus of the project was the new tower and that there was not money available to construct a new storage building to replace the Quonset hut. Ms. Glusac stated there would be no changes to the exterior of the existing building.

The Commission discussed the Jackson Street Realignment and need for a construction easement across City property for shuttle connection between the west lot and the main campus to avoid going out on Charlevoix Avenue. They also asked about the timing of the variance request.

Staff responded that given the Commission meeting is on June 8th and the ZBA meeting is on the 6th, that the public hearing and action be limited to the three "make ready" site changes that are critical to construction this year: West Colleague Lot, Burns Visitor Lot and utilities, and the PET/CT Scan addition.

At this time Commissioner Meyerson made a motion, with support by Commissioner Andrews to schedule a public hearing on the Special Condition Use request for the June 8, 2017 Planning Commission meeting. The motion carried 8-0.

Discussion and Action on Parking Plan

Staff summarized the request to expand an existing area used for parking to be expanded into a front-yard parking lot. Currently the cars enter from either direction and the intent of the plan is to create one-way circulation.

Charles Stockton, 892 West Conway Road, Harbor Springs, MI, explained that the business at 301 W. Mitchell is expanding his wellness center into 311 W. Mitchell

Commissioner Meyerson stated that she is not comfortable with the revised site and proposed a new layout with two spaces parallel to the street with green space between the sidewalk and parking. She noted it was a difficult redevelopment site.

Commissioner Andrews asked about moving parking to the rear of the property

Commissioners discussed whether the parking for the two lots should be combined and how parking requirements could be met; staff noted that it was common ownership, that medical office requirements had been used with the 20% street-parking included, and that there were few uses that would have sufficient parking on the 311 W. Mitchell parcel alone.

Commissioner Robson then made a motion to approve a parking plan at 311 W. Mitchell Street, pending staff review, that would include two parking spaces parallel to W. Mitchell Street with the addition of green space between the spaces and sidewalk and green space in the northwest corner of the lot and there to be no fewer than 12 spaces total on the lot with the allowance of three on-street spaces. Any change of use would require additional review of parking adequacy. The motion was supported by Commissioner Meyerson and carried 7-1, Commissioner Yetter voting against the motion.

**Appointment of Commissioner to
Parks and Recreation Master Plan Steering Committee**

The five-year update to the Parks and Recreation Master Plan will begin this spring. Commissioner Andrews made a motion, with support from Commissioner Robson, to appoint Commissioner Meyerson to serve on the Steering Committee; Motion carried 8-0.

Updates

Staff updated the Commission on construction of Genesis Church, a presentation to be given by Bob Gibbs on June 20 as part of the Downtown Strategic Plan update; and that the historic signs proposed previously by Abby Kent may have new funders and that a renewal of the approval would be on the June meeting agenda.

The meeting then adjourned at 9:40 P.M.

Minutes reviewed and approved by Emily Meyerson, Vice Chairperson/Secretary