



PLANNING COMMISSION

July 20, 2017

A regular meeting of the City of Petoskey Planning Commission was held in the City Hall Council Chambers, Petoskey, Michigan, on Thursday, July 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
James Holmes
Cynthia Robson
Eric Yetter

Absent: Emily Meyerson
Rick Neumann

Staff: Amy Tweeten, City Planner

Others Present: Brian Denhoff, McLaren Northern Michigan

Upon motion and support, minutes of the June 27, 2017 special meeting were approved with the noted correction to meeting status.

Discussion/ Direction on a hospital-specific zoning district

Staff gave an overview of the process that would need to be followed for the creation of a new district, including finalization of district language and boundaries, Commission hearings and recommendation and two readings at City Council, as well as approval of a Master Site Facilities Plan for McLaren Northern Michigan and site plan approval for the South Tower. She then reviewed the broad issues that would need to be determined: district boundaries, uses, setbacks and height.

The Commission discussed the two hospital districts with consensus that all property associated with the main campus should be zoned H2, while the Demmer campus the less intensive H1.

The Commission then discussed building height in the two districts and whether the building elevation rather than height measured in feet and stories should be used. Staff explained that the elevation method was chosen for the H2 District due to the large grade differences on the existing hospital campus and the larger floor-to-ceiling heights of the existing hospital building compared to a standard commercial building. The elevation in the agenda memo was 710, which was slightly higher than the proposed addition, but not as tall as the existing West Building (729). There was concern about heights adjacent to residential uses on West Jefferson Street and West Lake Street, but other areas the consensus was that the existing structure maximum height should be used. Along West Lake Street, there was agreement that the elevation should not exceed that of the

existing parking structure. Staff will develop language to address these areas of concern. The building heights of the H1 District at 35 feet from the adjacent public street grade was acceptable.

The Commission then discussed district setbacks, striking the language increasing the setback in the H2 District for buildings over 35 feet. The concern raised about the bluff and keeping the building at a sufficient distance to not undermine it was discussed. The consensus was that the minimum front and side setbacks should be the same – at 25 feet – with the rear setback along the bluff at 50 feet.

The uses in the two districts were then reviewed, with direction that clinics and urgent care centers should be permitted in both districts and that Wind Energy systems should be changed to Alternative Energy Sources to incorporate wind or solar energy systems. Mr. Denhoff was asked if there were any uses missing that should be incorporated and he suggested behavioral health facilities.

Regarding the impervious area requirement, Commissioners would like an idea of what percent of impervious area the Munson Campus is currently at since the requirement is based on the Traverse City Code. Staff will provide information.

The Commission was informed that there will be a special joint meeting with City Council to discuss the ordinance language at 5:30, August 17 before the regular Commission meeting at 7:00 p.m. Commissioners were also willing to hold an additional special meeting if necessary.

Updates

Staff updated the Commission on the Parks and Recreation Plan workshops, noting that between 75 and 100 persons attended and provided comment. The groups wanting a dog park and pickle ball facilities were well represented. Staff also gave the Commission a preview of upcoming capital projects to be included in the 2018-2023 Capital Improvements Plan that implement priorities of the Non-motorized Facilities Plan.

The meeting then adjourned at 9:08 P.M.

Minutes reviewed and approved by Gary Greenwell, Chairperson