



PLANNING COMMISSION

Special Meeting

Thursday, March 13, 2014

1. Roll Call – 7:00 P.M. – City Hall Community Room
2. Approval of Minutes – February 13, 2014 Special Meeting
3. Planners Moments – “Blight”
4. Old Business
 - (a) Continued discussion and possible scheduling of a public hearing on the proposed Transitional Business and Mixed Use Corridor Districts
 - (b) Continued discussion on public art approval processes
 - (c) Continued review of the Master Plan: Chapter 3 Community Utilities, Facilities, Services
5. New Business
6. Updates
 - (a) 2013 Planning Commission Annual Report
7. Adjournment



PLANNING COMMISSION

February 13, 2014

A special meeting of the City of Petoskey Planning Commission was held in the City Hall Community Room, Petoskey, Michigan, on Thursday, February 13, 2014. Roll was called at 7:00 P.M. and the following were:

Present: Gary Greenwell, Chairperson
Dana Andrews
Dean D. Burns
James Holmes
Elizabeth Looze
Emily Meyerson
Rick Neumann
Cynthia Linn Robson
Eric Yetter

Staff: Amy Tweeten, City Planner

Others Present: Tricia Anez, 822 Emmet Street
Dave Carlson, 909 Country Lane
Annette Fedus, 513 Petoskey Street
Al Gruler, Jr., 125 Fulton Street
Judy Hills, 218 State Street
Brian Kelley, 420 Emmet Street
Gustav Uhlich, 340 Hill Street
Mike & Donna Wiklanski, 309 Grove Street

**Public Workshop on Proposed Zoning
District and Text Amendments**

A workshop was held to provide information on and answer questions to the proposed zoning changes. Approximately 15 persons attended the meeting and concerns raised were that the proposed language in Sections 2903(2)(a)(1) and 3003(2)(a)(1) was too vague and needed to provide clearer direction; that the minimum setbacks in the B2-A should be 5 feet and not to allow zero-lot line construction, particularly in the side yards; that the changes proposed for the B2-B could improve property values; and concerns about being required to construct a two-story building if brought into the B2 Central Business District. The Commission will continue its discussion of the proposed language at its March special meeting.

Approval of Minutes

Upon motions made and supported, the minutes from the November 14, 2013 and January 9, 2014 meetings were approved.

Discussion/ Recommendation on Vacation Home Rentals

Staff reviewed the issues and potential options for handling vacation rentals detailed in the agenda memo. City Council is looking for a recommendation from the Commission as to whether restricting their location is a desired regulatory method.

Commissioners discussed the issues related to vacation rentals in residential areas noting the use of property as a weekly or weekend rental location as disruptive to residents due to noise, parking, and lack of respect for neighbors by transient renters. Concerns were raised about changing the character of Petoskey as a high quality resort community with stable neighborhoods to one of residential areas dominated by short-term rental properties, that vacation rentals are going to increase and that there are better places for them than residential neighborhoods, that a mechanism for oversight is needed, the safety of renters, that this type of use has a very different impact than bed and breakfast operations, and that creating more regulations was not the answer.

Discussion of possible regulation methods included changing the definition of a hotel to a residential property rented less than 30 days and allowed only in districts that allow hotels, creating licensing regulations that were similar to bed and breakfast operations with separation requirements, and no new regulations but letting owners know they would be held accountable for problems caused by renters.

Commissioners also asked about the existing properties being used for this purpose and did not believe they should be able to be grandfathered, but that if they were, that licensing and inspections should be required.

Judy Hills, 575 Hillcrest Ave, stated that she believes that creating regulations on 1-2 complaints was overkill and that only the negative aspects of vacation rentals had been discussed. She noted that Petoskey is an expensive place to live and that some people buy houses with the intention of using for future retirement homes, but want to cover their costs in the short term through this type of rental. She also noted that her son has used Air B and B and had very good experiences.

At this time, Commissioner Meyerson made a motion, with support by Commissioner Looze, to recommend a change in the definition of hotel to a structure used for transient lodging accommodations for 30 days or less. Motion carried 8-1, Burns voting against.

Commissioner Robson then made a motion, with support by Commission Yetter, that if it is determined that the existing vacation rentals in residential districts have to be grandfathered, that a licensing and inspection requirement be instituted. Motion carried 8-1, Burns voting no.

Meeting adjourned at 9:12 p.m.



BOARD: Planning Commission

MEETING DATE: March 13, 2014

DATE PREPARED: March 4, 2014

AGENDA SUBJECT: Continued Review of Zoning District Changes

RECOMMENDATION: Review/Schedule Public Hearing

The enclosed drafts (mark-up and clean copies provided) resulted from comments at the public workshop on March 13 as well as additional attorney review.

Concerns raised at the public meeting regarding the two new districts centered around the broad language for the building performance standards (2903 and 3003(2)(a)(1)) and setbacks in the B2-A District. The revised B-2A District language increases the minimum side-yard setback to five feet, however, the front and rear-yard setbacks remain at zero. Suggested language with how to address the language on building materials was submitted by Commissioner Neumann. The question remains how specific or vague the Commission thinks this language should be. From a property owner or developer standpoint, the easier it is to understand what is expected up front, the better.

Additional suggested changes are incorporated to address questions and comments of the City Attorney dealing with site plan, parking and accessory building placement requirements considering the specific areas that these districts would apply. The proposed changes are enclosed and will be reviewed at the March 13 meeting.

If the Commission is ready to schedule a public hearing, staff would recommend it be scheduled for the special meeting in April (April 10).

ARTICLE XXIX TRANSITIONAL BUSINESS DISTRICT (B2-A)

Sec. 2900 INTENT

The intent of the Transitional Business District is to complement the historic urban core of the Central Business District, while providing a transition area to adjacent neighborhoods. The district has a less intensive development pattern than the Central Business District, but with a similar mix of uses to maintain and promote a pedestrian-friendly environment.

Sec. 2901 PRINCIPAL USES PERMITTED

In the B2-A Transitional Business District, no building or land shall be used except in compliance with the uses identified in **Table 2901.1**. Sexually-oriented businesses as defined in Section 2800 of the Zoning Ordinance are specifically prohibited in the Transitional Business District.

TABLE 2901.1 Transitional Business District Permitted and Special Condition Uses

COMMERCIAL	
BAKERY, CONFECTIONARY PRODUCTION	P
BANKS	P
BREWERY, MICROBREWERY, WINERY	P
DAYCARE CENTER	P
FOOD SERVICE WITH OR WITHOUT ALCOHOL SERVICE	P
GENERAL RETAIL	P
HEALTH/FITNESS FACILITY	P
OPEN-AIR BUSINESS	SCU
PERSONAL SERVICE	P
PROFESSIONAL OR MEDICAL OFFICE	P
PUBLIC ASSEMBLY	P
STUDIO- ART, DANCE, MUSIC, PHOTOGRAPHY, ETC.	P
CIVIC	
EDUCATION – PRIMARY, SECONDARY, COLLEGE	SCU
GOVERNMENT OFFICES	SCU
LIBRARY, PUBLIC PARK	P
MUSEUM	P
RESIDENTIAL	
SINGLE FAMILY RESIDENCE	P
TWO FAMILY RESIDENCE	P
MULTIFAMILY HOUSING	P
BOARDING HOUSE	P
DORMITORY	P
NURSING HOMES, ASSISTED LIVING	P
LODGING	
BED AND BREAKFAST	P
HOTEL	P

TABLE 2901.2

Building Placement

Setback (Distance from Property Line)	Minimum	Maximum
Front	0'	Average of buildings on adjacent lots or 15 feet, whichever is less
Side	5'	NR
Rear	0'	NR
Building Height		3 stories, 33 Feet

SECTION 2902 PRINCIPAL USES PERMITTED SUBJECT TO SPECIAL CONDITIONS

The uses noted as SCU in Table 2901.1 shall be permitted, subject to the conditions hereinafter imposed, for each use and subject further to the review and approval of the Planning Commission pursuant to Sections 1717 and 1718 of the Zoning Ordinance.

1. Open air business accessory to a permitted use. Open air operations shall be screened from adjacent residential uses and parkland as approved by the Commission.

SECTION 2903 SITE DEVELOPMENT PERFORMANCE STANDARDS FOR ALL USES

Any use or change of use, except to a single or two-family residence, located in the B-2A District shall be required to submit a site plan subject to Section 1716. In particular, site plans shall be ~~this district shall be~~ subject to the following standards:

1. General:
 - (a) ~~All site plans submitted for review of a proposed use in this district shall include an elevation drawing that shows proposed building facades as seen from the street.~~ The site plan and elevation drawings shall label proposed exterior materials on walls and roofs of principal and accessory buildings, ~~and on other~~ fences, or walls on the site.
 - (b) Site development shall ~~also~~ consider building placement in relation to public streets as well as the Downtown Greenway Corridor, where applicable.
 - (c) All business, service, or processing activities permitted in this district shall be conducted completely within enclosed buildings except customer, employee and freight vehicle parking, loading zones, and those open air uses specifically identified in this district as permitted subject to particular performance standards.

2. Buildings:

(a) In review of building facades and features, the Planning Commission shall consider:

~~4. Exterior appearance shall take into account surrounding structures, considering proportions, materials, and fenestration, seeking to achieve some relationship with existing architectural character. A written description of how the surrounding structures have been considered shall be provided with the submittal. materials shall be of a finished appearance and textural quality, with building wall articulation and fenestration evaluated for their compatibility with the site size and shape and with surrounding buildings and structures. A statement and illustrations of how the surrounding structures have been considered shall be provided with the submittal.~~

~~1.~~
2. To reduce the mass of a building, any street or park fronting wall longer than 25 feet shall be articulated through changes in material, windows, wall plane, or wall height.

(b) ~~Detached a~~Accessory structures shall be designed to blend with the principal building(s) on the site as to exterior materials, size and shape.

(c) ~~Detached~~ Garages and accessory structures shall be accessed from an alley where one exists and is useable. Where an alley does not exist, a detached accessory building shall be placed to the rear or side of principal structures and shall not be protrude into a front or corner front yard.~~placed in a principal building front or corner front yard.~~

(d) An attached garage shall not protrude in front of the principal structure wall plane.

3. Site Requirements:

(a) Parking shall only be permitted as accessory to an immediately adjacent principal use.

~~(a)(b)~~ Parking lot development is only allowed in the rear or side yards and screened with a hedge or finished wall of at least 3 feet and no

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more than 4 feet in height from view of any public street, alley, parkland or adjacent residential property.

| ~~(b)(c)~~ Parking spaces ~~shall~~must be set back a minimum of ~~three (3)~~five feet from the property line.

ARTICLE XXIX TRANSITIONAL BUSINESS DISTRICT (B2-A)

Sec. 2900 INTENT

The intent of the Transitional Business District is to complement the historic urban core of the Central Business District, while providing a transition area to adjacent neighborhoods. The district has a less intensive development pattern than the Central Business District, but with a similar mix of uses to maintain and promote a pedestrian-friendly environment.

Sec. 2901 PRINCIPAL USES PERMITTED

In the B2-A Transitional Business District, no building or land shall be used except in compliance with the uses identified in **Table 2901.1**. Sexually-oriented businesses as defined in Section 2800 of the Zoning Ordinance are specifically prohibited in the Transitional Business District.

TABLE 2901.1 Transitional Business District Permitted and Special Condition Uses

COMMERCIAL	
BAKERY, CONFECTIONARY PRODUCTION	P
BANKS	P
BREW PUB, MICROBREWERY, WINERY	P
DAYCARE CENTER	P
FOOD SERVICE WITH OR WITHOUT ALCOHOL SERVICE	P
GENERAL RETAIL	P
HEALTH/FITNESS FACILITY	P
OPEN-AIR BUSINESS	SCU
PERSONAL SERVICE	P
PROFESSIONAL OR MEDICAL OFFICE	P
PUBLIC ASSEMBLY	P
STUDIO- ART, DANCE, MUSIC, PHOTOGRAPHY, ETC.	P
CIVIC	
EDUCATION – PRIMARY, SECONDARY, COLLEGE	SCU
GOVERNMENT OFFICES	SCU
LIBRARY, PUBLIC PARK	P
MUSEUM	P
RESIDENTIAL	
SINGLE FAMILY RESIDENCE	P
TWO FAMILY RESIDENCE	P
MULTIFAMILY HOUSING	P
BOARDING HOUSE	P
DORMITORY	P
NURSING HOMES, ASSISTED LIVING	P
LODGING	
BED AND BREAKFAST	P
HOTEL	P

TABLE 2901.2

Building Placement		
Setback (Distance from Property Line)	Minimum	Maximum
Front	0'	Average of buildings on adjacent lots or 15 feet, whichever is less
Side	5'	NR
Rear	0'	NR
Building Height		3 stories, 33 Feet

SECTION 2902 PRINCIPAL USES PERMITTED SUBJECT TO SPECIAL CONDITIONS

The uses noted as SCU in Table 2901.1 shall be permitted, subject to the conditions hereinafter imposed, for each use and subject further to the review and approval of the Planning Commission pursuant to Sections 1717 and 1718 of the Zoning Ordinance.

1. Open air business accessory to a permitted use. Open air operations shall be screened from adjacent residential uses and parkland as approved by the Commission.

SECTION 2903 SITE DEVELOPMENT PERFORMANCE STANDARDS FOR ALL USES

Any use or change of use, except to a single or two-family residence, located in the B-2A District shall be required to submit a site plan subject to Section 1716. In particular, site plans shall be subject to the following standards:

1. General:
 - (a) The site plan and elevation drawings shall label proposed exterior materials on walls and roofs of principal and accessory buildings, fences, or walls on the site.
 - (b) Site development shall consider building placement in relation to public streets as well as the Downtown Greenway Corridor, where applicable.
 - (c) All business, service, or processing activities permitted in this district shall be conducted completely within enclosed buildings except customer, employee and freight vehicle parking, loading zones, and those open air uses specifically identified in this district as permitted subject to particular performance standards.

2. Buildings:

(a) In review of building facades and features, the Planning Commission shall consider:

1. Exterior appearance shall take into account surrounding structures, considering proportions, materials, and fenestration, seeking to achieve some relationship with existing architectural character. A written description of how the surrounding structures have been considered shall be provided with the submittal.
2. To reduce the mass of a building, any street or park fronting wall longer than 25 feet shall be articulated through changes in material, windows, wall plane, or wall height.

(b) Detached accessory structures shall be designed to blend with the principal building(s) on the site as to exterior materials, size and shape.

(c) Detached Garages and accessory structures shall be accessed from an alley where one exists and is useable. Where an alley does not exist, a detached accessory building shall be placed to the rear or side of principal structures and shall not protrude into a front or corner front yard.

(d) An attached garage shall not protrude in front of the principal structure wall plane.

3. Site Requirements:

(a) Parking shall only be permitted as accessory to an immediately adjacent principal use.

(b) Parking lot development is only allowed in the rear or side yards and screened with a hedge or finished wall of at least 3 feet and no more than 4 feet in height from view of any public street, alley, parkland or adjacent residential property.

(c) Parking spaces shall be set back a minimum of three (3) feet from the property line.

ARTICLE XXX B-2B MIXED USE CORRIDOR

Sec. 3000 INTENT

The intent of the Mixed Use Corridor is to provide a transition between the historic urban core of the Central Business District and the historic commercial district along the Emmet Street corridor. The district allows a wide mix of uses to maintain and promote a neighborhood that can meet the daily needs of its residents in walking proximity.

Sec. 3001 PRINCIPAL USES PERMITTED

In the B-2B Mixed Use Corridor District, no building or land shall be used except in compliance with the uses identified in **Table 3001.1**. Sexually-oriented businesses as defined in Section 2800 of the Zoning Ordinance are specifically prohibited in the Mixed Use Corridor District.

TABLE 3001.1 Mixed Use Corridor Permitted and Special Condition Uses

COMMERCIAL	
BAKERY, CONFECTIONARY PRODUCTION	P
BANKS	P
BREWERY, MICROBREWERY, WINERY	P
DAYCARE CENTER	P
DRIVE-THROUGH FACILITIES	SCU
FOOD SERVICE WITH OR WITHOUT ALCOHOL SERVICE	P
GENERAL RETAIL	P
HEALTH/FITNESS FACILITY	P
OPEN-AIR BUSINESS	P
PERSONAL SERVICE	P
PROFESSIONAL OR MEDICAL OFFICE	P
PUBLIC ASSEMBLY	P
STUDIO- ART, DANCE, MUSIC, PHOTOGRAPHY, ETC.	P
WAREHOUSE AND WHOLESALE ESTABLISHMENTS	SCU
CIVIC	
EDUCATION – PRIMARY, SECONDARY, COLLEGE	SCU
MUSEUM	P
LIBRARY, PUBLIC PARK	P
POST OFFICE OR OTHER GOVERNMENT OFFICES	P
RESIDENTIAL	
SINGLE FAMILY RESIDENCE	P
TWO FAMILY RESIDENCE	P
MULTIFAMILY HOUSING	P
BOARDING HOUSE	P
DORMITORY	P
NURSING HOMES, ASSISTED LIVING	P
LODGING	
BED AND BREAKFAST	P
HOTEL	P

TABLE 3001.2

Building Placement

Setback (Distance from Property Line)	Minimum	Maximum
Front and Corner Front	5'	Average of buildings on adjacent lots or 15 feet, whichever is less
Side	5'	NR
Rear	5'	NR
Building Height		3 stories, 33 Feet

SECTION 3002 PRINCIPAL USES PERMITTED SUBJECT TO SPECIAL CONDITIONS

The uses noted as SCU in Table 3001.1 shall be permitted, subject to the conditions hereinafter imposed, for each use and subject further to the review and approval of the Planning Commission pursuant to Sections 1717 and 1718 of the Zoning Ordinance.

1. Open air business accessory to a permitted use. Open air operations shall be screened from adjacent residential uses and parkland as approved by the Commission.
2. A drive-through service window, canopy or pick up area shall only be permitted subject to the following conditions:
 - a. Drive through service windows and canopies shall only be located in the side or rear-yard of a business location and shall not front any street or parkland.
 - b. Drive through service window areas shall be screened from adjacent residential use properties with a 6 foot finished wall as approved by the Planning Commission.
 - c. Driveway entrances shall be located a minimum of 50 feet from the radius sprint point of the curb at the intersection of any two streets.
3. Warehouse and wholesale establishments, subject to the following conditions:
 - a. Goods shall also be available for retail purchase on the premise and located along the street frontage;
 - b. The warehouse or wholesale establishment shall be located within three hundred (300) feet of a collector street (as designated in the Petoskey Master Plan) or railroad right-of-way.
 - c. A screening wall of a height, material and location to be determined by the Planning Commission may be required where the use abuts an existing residential use or parkland.

SECTION 3003 SITE DEVELOPMENT PERFORMANCE STANDARDS FOR ALL USES

Any use or change of use, except to a single or two-family residence, located in the B-2A District shall be required to submit a site plan subject to Section 1716. In particular, site plans shall be subject to the following standards:

~~Any use or change of use located in this district shall be subject to the following standards:~~

1. General:

- (a) ~~All site plans submitted for review of a proposed use in this district shall include an elevation drawing that shows proposed building facades as seen from the street. The site plan and elevation drawings shall label proposed exterior materials on walls and roofs of principal and accessory buildings, and on other fences, or walls on the site.~~ The site plan and elevation drawings shall label proposed exterior materials on walls and roofs of principal and accessory buildings, ~~and on other~~ fences, or walls on the site.
- (b) Site development shall ~~also~~ consider building placement to enhance use of in relation to public streets as well as the Downtown Greenway Corridor, where applicable.
- (c) All business, service, or processing activities permitted in this district shall be conducted completely within enclosed buildings except customer, employee and freight vehicle parking, loading zones, and those open air uses specifically identified in this district as permitted subject to particular performance standards.

2. Buildings:

- (a) In review of building facades and features, the Planning Commission shall consider:

~~4.—1. Exterior appearance shall take into account surrounding structures, considering proportions, materials, and fenestration, seeking to achieve some relationship with existing architectural character. A written description of how the surrounding structures have been considered shall be provided with the submittal. materials shall be of a finished appearance and textural quality, with building wall articulation and fenestration evaluated for their compatibility with the site size and shape and with surrounding buildings and structures. A statement and illustrations of how the surrounding structures have been considered shall be provided with the submittal.~~

~~2.~~ 2. To reduce the mass of a building, any street or park fronting wall longer than 25 feet shall be articulated through changes in material, windows, wall plane, or wall height.

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(b) Accessory structures shall be designed to blend with the principal building(s) on the site as to exterior materials, size and shape.

(c) Detached Garages and accessory structures shall be accessed from an alley where one exists and is useable. Where an alley does not exist, a detached accessory building shall be placed to the rear or side

~~(e) of principal structures and shall not protrude into a front or corner front yard. Garages and accessory structures shall be placed to the rear or side~~

~~of principal structures and shall not be placed in a principal building front or corner front yard.~~

(d) An attached garage shall not protrude in front of the wall plane of the principal structure.

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3. Site Requirements:

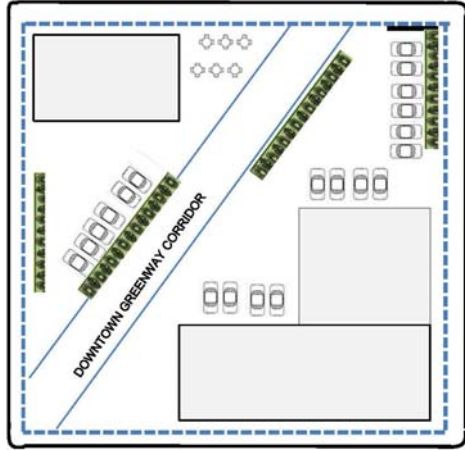
(a) Parking shall only be permitted as accessory to an immediately adjacent principal use.

(b)

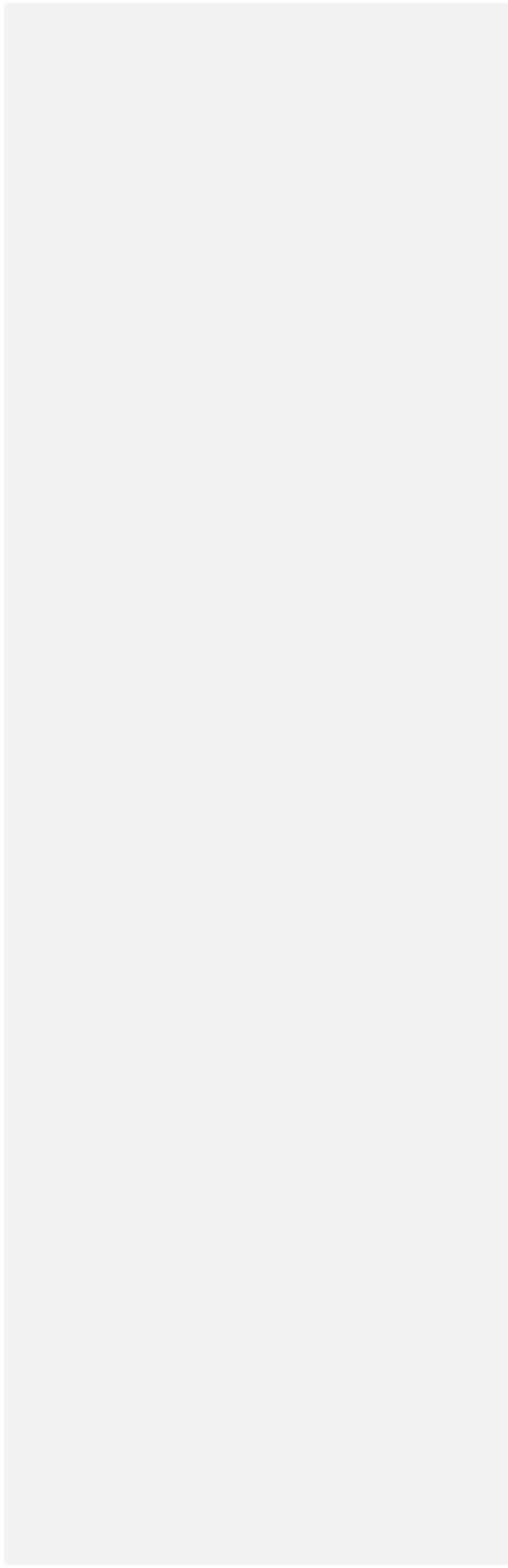
~~(a)~~(c) Off-street parking requirements in the B2-B are no less than 75% and no more than 90% of the requirements of Table 1704(6).

~~(b)~~(d) Parking lot development is only allowed in the rear or side yards and screened with a hedge or finished wall of at least 3 feet and no more than 4 feet in height from view of any public street, alley, parkland or adjacent residential property.

~~(e)~~(e) Parking spaces shall be set back a minimum of five feet from the property line.



Property line
 Parking lot screening required



ARTICLE XXX B-2B MIXED USE CORRIDOR

Sec. 3000 INTENT

The intent of the Mixed Use Corridor is to provide a transition between the historic urban core of the Central Business District and the historic commercial district along the Emmet Street corridor. The district allows a wide mix of uses to maintain and promote a neighborhood that can meet the daily needs of its residents in walking proximity.

Sec. 3001 PRINCIPAL USES PERMITTED

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DAYCARE CENTER	P
DRIVE-THROUGH FACILITIES	SCU
FOOD SERVICE WITH OR WITHOUT ALCOHOL SERVICE	P
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HEALTH/FITNESS FACILITY	P
OPEN-AIR BUSINESS	P
PERSONAL SERVICE	P
PROFESSIONAL OR MEDICAL OFFICE	P
PUBLIC ASSEMBLY	P
STUDIO- ART, DANCE, MUSIC, PHOTOGRAPHY, ETC.	P
WAREHOUSE AND WHOLESALE ESTABLISHMENTS	SCU
CIVIC	
EDUCATION – PRIMARY, SECONDARY, COLLEGE	SCU
MUSEUM	P
LIBRARY, PUBLIC PARK	P
POST OFFICE OR OTHER GOVERNMENT OFFICES	P
RESIDENTIAL	
SINGLE FAMILY RESIDENCE	P
TWO FAMILY RESIDENCE	P
MULTIFAMILY HOUSING	P
BOARDING HOUSE	P
DORMITORY	P
NURSING HOMES, ASSISTED LIVING	P
LODGING	
BED AND BREAKFAST	P
HOTEL	P

TABLE 3001.2

Building Placement		
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Front and Corner Front	5'	Average of buildings on adjacent lots or 15 feet, whichever is less
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Rear	5'	NR
Building Height		3 stories, 33 Feet

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2. A drive-through service window, canopy or pick up area shall only be permitted subject to the following conditions:
 - a. Drive through service windows and canopies shall only be located in the side or rear-yard of a business location and shall not front any street or parkland.
 - b. Drive through service window areas shall be screened from adjacent residential use properties with a 6 foot finished wall as approved by the Planning Commission.
 - c. Driveway entrances shall be located a minimum of 50 feet from the radius sprint point of the curb at the intersection of any two streets.
3. Warehouse and wholesale establishments, subject to the following conditions:
 - a. Goods shall also be available for retail purchase on the premise and located along the street frontage;
 - b. The warehouse or wholesale establishment shall be located within three hundred (300) feet of a collector street (as designated in the Petoskey Master Plan) or railroad right-of-way.
 - c. A screening wall of a height, material and location to be determined by the Planning Commission may be required where the use abuts an existing residential use or parkland.

SECTION 3003 SITE DEVELOPMENT PERFORMANCE STANDARDS FOR ALL USES

Any use or change of use, except to a single or two-family residence, located in the B-2B District shall be required to submit a site plan subject to Section 1716. In particular, site plans shall be subject to the following standards:

1. General:

- (a) The site plan and elevation drawings shall label proposed exterior materials on walls and roofs of principal and accessory buildings, fences, or walls on the site.
- (b) Site development shall consider building placement to enhance use of the Downtown Greenway Corridor, where applicable.
- (c) All business, service, or processing activities permitted in this district shall be conducted completely within enclosed buildings except customer, employee and freight vehicle parking, loading zones, and those open air uses specifically identified in this district as permitted subject to particular performance standards.

2. Buildings:

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- 1. Exterior appearance shall take into account surrounding structures, considering proportions, materials, and fenestration, seeking to achieve some relationship with existing architectural character. A written description of how the surrounding structures have been considered shall be provided with the submittal.

- 2. To reduce the mass of a building, any street or park fronting wall longer than 25 feet shall be articulated through changes in material, windows, wall plane, or wall height.

- (b) Accessory structures shall be designed to blend with the principal building(s) on the site as to exterior materials, size and shape.
- (c) Detached Garages and accessory structures shall be accessed from an alley where one exists and is useable. Where an alley does not exist, a detached accessory building shall be placed to the rear or side of principal structures and shall not protrude into a front or corner front yard.

(d) An attached garage shall not protrude in front of the principal structure wall plane.

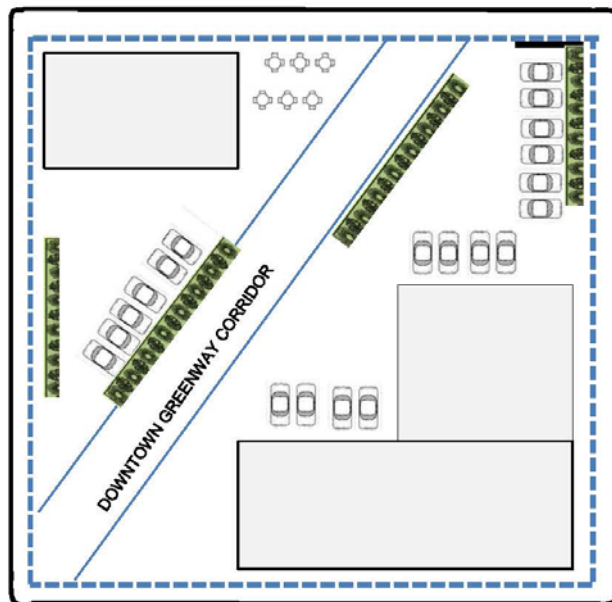
3. Site Requirements:

(a) Parking shall only be permitted as accessory to an immediately adjacent principal use.

(b) Off-street parking requirements in the B2-B are no less than 75% and no more than 90% of the requirements of Table 1704(6).

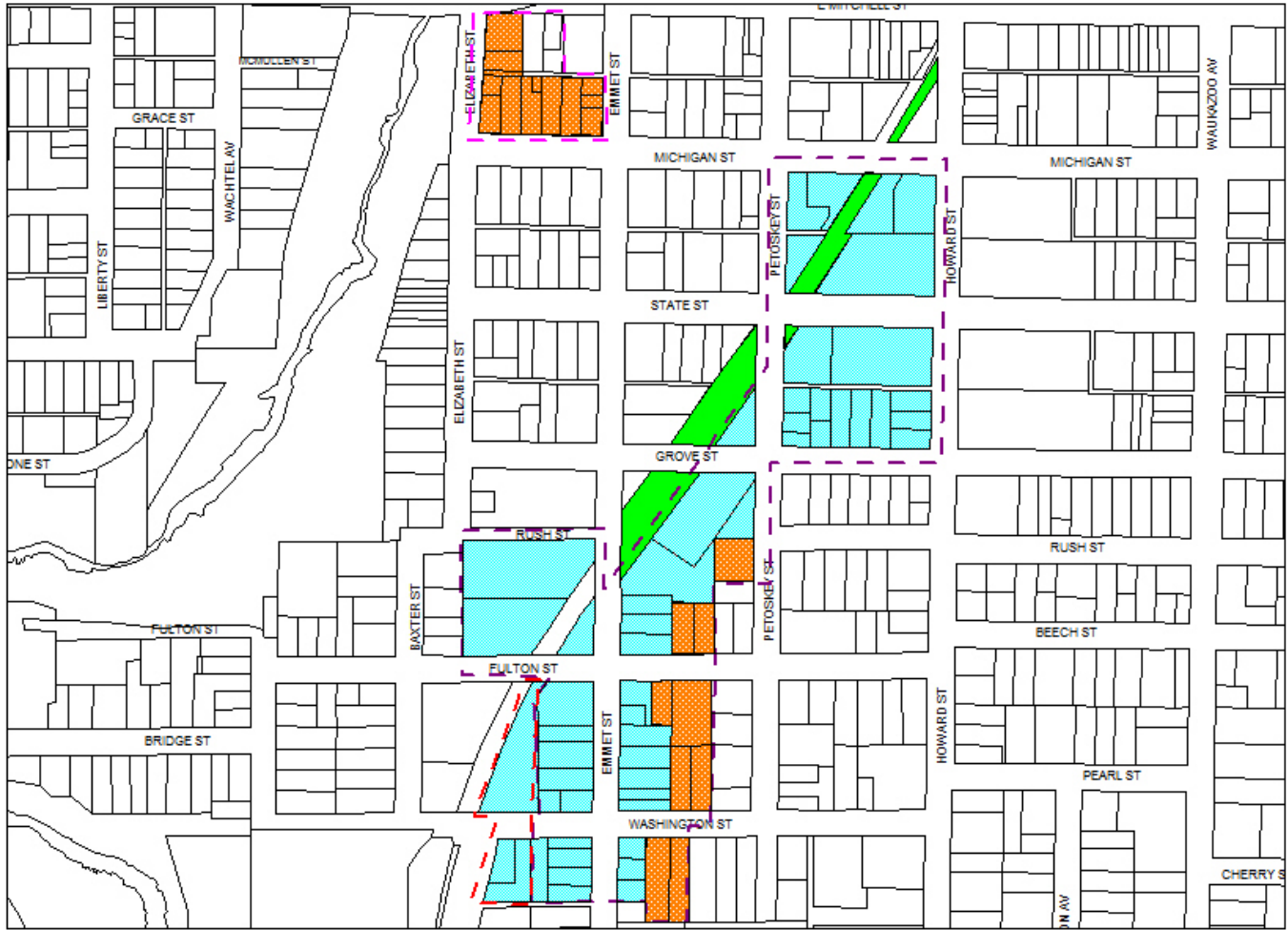
(c) Parking lot development is only allowed in the rear or side yards and screened with a hedge or finished wall of at least 3 feet and no more than 4 feet in height from view of any public street, alley, parkland or adjacent residential property.

(d) Parking spaces shall be set back a minimum of five feet from the property line.



--- Property line
█ Parking lot screening required

Proposed Amendments to the Office Service, General Business, and Light Industrial Districts and Creation of Mixed Use Corridor District



- | | |
|---|---|
| <ul style="list-style-type: none"> Current B-3 General Business District Current O-S Office Service District Current I-1 Light Industrial District Current PR Park Reserve District | <ul style="list-style-type: none"> Proposed RM-2 Multiple Family from O-S Office Service and B-3 General Business District Proposed B-2B Mixed Use Corridor from B3 General Business and I-1 Light Industrial |
|---|---|

Proposed Amendments to the Central Business District Boundary and Creation of Transitional Business District



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| <ul style="list-style-type: none"> - - - - - Current B-2 Central Business District Boundary - - - - - Proposed B2 Central Business District Boundary | <ul style="list-style-type: none"> Proposed B-2A Transitional Business from B-2 Central Business District Proposed B-2 Central Business From B1 Local Business and O-S Office Service |
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BOARD: Planning Commission

MEETING DATE: March 13, 2014

DATE PREPARED: February 10, 2014

AGENDA SUBJECT: Murals and Other Public Art - Approval Process

RECOMMENDATION: Discussion/ Direction

At the January 16 meeting, the Commission began a discussion on various public art review processes used in other communities. There was no clear consensus provided on a recommended path before the meeting was abruptly adjourned due to the fire alarm. The range of reviews is again provided below.

- Traverse City – has policies on monuments and public art placement on public property (as does Petoskey), review of which is by the City Parks and Recreation Commission who then makes a recommendation to City Council. Traverse City’s sign ordinance has a similar definition of a sign, but they interpret murals that do not have commercial association not to be a sign. There are no processes established for review of art on private property but publicly viewed.
- Charlevoix and Boyne City – exempt public art from the sign ordinance. Both communities have art that is to be placed on public property reviewed and approved - Boyne City has art reviewed by the Main Street Board if it is in the Main Street District, and reviewed and approved by City Commission otherwise. Charlevoix also has a donation acceptance policy and donations must be approved by City Council.
- Ashland, OR (home of the Oregon Shakespeare Festival) and Portland, OR – define public art in the sign ordinance as art that has been reviewed and approved pursuant to a separate ordinance (that establishes a public arts commission) or the regional arts council.
- Malibu, CA – murals may be considered through the Art in Public Places Ordinance whereby public funding may be acquired, or if funding not requested are reviewed by an arts commission and heritage commission if on an historic structure. Mural design is reviewed, as well as visual enhancement of the site, artistic excellences, and public safety evaluated.

Staff recommends that the Commission discuss the issue further and provide direction and possible recommendation to City Council on whether any, how much or what kind of review should be required for public art.



BOARD: Planning Commission

MEETING DATE: March 13, 2014

DATE PREPARED: March 4, 2014

AGENDA SUBJECT: Master Plan Five-Year Review – Chapter 3

RECOMMENDATION: Review and Discuss Plan

If time allows, we will review Chapter 3 – Community Utilities, Facilities and Services. Please review Chapter 3 and bring your copy of the plan to the March 13 meeting.



City of Petoskey

Planning Commission Annual Report 2013

Commission Meetings:
(Regular and Special Meetings)

21, including two joint meetings with Council

Ordinances

The Commission continued work on the zoning ordinance definitions and spent significant time in 2013 on the development of two new zoning districts to ensure that future redevelopment of the areas in proximity of downtown is compatible with and complementary to existing neighborhoods. The decision to develop new districts stemmed from discussion during the B-2 Central Business District update and centered on the area north of Bay Street. As this area had developed over time differently than the core of the CBD, it was felt that the standards for redevelopment should better reflect the form and uses of this area. Thus the B-2A District was created for the properties north of Bay Street, excluding the Perry Hotel properties, as well a portion of the properties on the north side of Michigan Street between Petoskey and Emmet Streets. The district allows similar uses with fewer form restrictions.

The Commission discussed the area south of downtown and extending along the Downtown Greenway and Emmet Street Corridor that is currently zoned B3 General Business, and felt that the zoning in this area should allow a similar mix of uses to downtown, while encouraging an extension of the pedestrian orientation of downtown through development density. The B2-B Mixed Use Corridor was therefore drafted.

The Commission heard Sign Ordinance appeals from the Crooked Tree Arts Center and Fletch's of Petoskey to consider allowing existing non-conforming signs to remain. Neither appeal was approved.

The Commission also held a joint meeting with City Council and the Zoning Board of Appeals to discuss policy issues and possible changes to the zoning ordinance to address them.

Blueprint Petoskey Implementation

The Commission reviewed the 2014-2018 Capital Improvement Plan for consistency with the City Master Plan, and reviewed the final engineering plans for the Connable/ Monroe/ Madison Street access management improvements as well as the Arlington Avenue and Downtown Greenway Corridor projects detailed in the 2013-2016 Capital Improvement Plan.

The Commission reviewed and recommended approval to the Zoning Board of Appeals a temporary use of the 900 Block of Emmet Street for a farmer's market.

The Commission also heard a review of the Emmet County Local Ordinance Gaps Analysis by the Tip of the Mitt Watershed Council. The project purpose was to give local government officials a comprehensive picture of the water resource protections now in place at the county, city and township levels; recommended approaches to protect waters and suggestions on steps local jurisdictions can take to improve protection of northern Michigan's important water resources.

Site Plan, Parking Plan, and Special Condition Use Reviews

The Commission extended the approval for the Fletch's Site Plan at 825 Charlevoix Avenue and reviewed and approved a site plan for a redevelopment of current Winner's Circle Carwash at 730 Charlevoix Avenue into an Advance Auto Parts store.

The Commission reviewed and approved a site plan in conjunction with a special condition use approval for a parochial school to use space at 1107 Bay View Road.

The Commission spent several meetings reviewing conceptual plans submitted by the Cottage Company for the potential redevelopment of the 200 E. Lake Street block. While much of the concepts were consistent with the CBD regulations, building height, site access and parking are still issues that the Commission believes need to be addressed for a successful development to move ahead. The site did sell at the end of 2013, and these discussions will hopefully provide direction to the new owner.

The Commission received a special condition use request for a church at 1225 Northmen Drive, after the Board of Appeals determined that Northmen Drive qualified as a major thoroughfare collector. A public hearing on the request was scheduled for early 2014.

The Commission also heard two requests for amendments to approved site plans at 1000 Bay View Road (Swirls of Summer) and 751 Spring Street (Big Boy).

Training

Commissioners attended training on planning and zoning essentials, and reviewed several Planner's Moments training DVDs. Commissioner Robson also attended the Citizen Planner training held during the Michigan Association of Planning Conference in Kalamazoo, and later completed additional work to receive a Master Citizen Planner Certification.