



PLANNING COMMISSION

Special Meeting

Thursday, April 10, 2014

1. Roll Call – 7:00 P.M. – City Hall Council Chambers
2. Approval of Minutes – March 13, 2014 Special Meeting
3. New Business
 - (a) A public hearing on amendments to the Petoskey Zoning Ordinance including the creation of two new zoning districts (Article 29 B-2A Transitional Business District and Article 30 B-2B Mixed Use Corridor District), and amendments to the Petoskey Zoning Map including application of the B-2A Transitional Business and B-2B Mixed Use Corridor District, amendments to the RM-2 Multiple Family Zoning District, and amendments to the B-2 Central Business District.
 - (b) Discussion/Action on Zoning Ordinance and Map Amendments
4. Old Business
 - (a) Continued review of the Master Plan: Chapter 4 Transportation, including presentation on “Complete Streets”
5. Updates
6. Adjournment



PLANNING COMMISSION

March 13, 2014

A special meeting of the City of Petoskey Planning Commission was held in the City Hall Community Room, Petoskey, Michigan, on Thursday, March 13, 2014. Roll was called at 7:03 P.M. and the following were:

Present: Emily Meyerson, Acting Chairperson
Dana Andrews
Dean D. Burns
James Holmes
Rick Neumann
Cynthia Linn Robson

Absent: Gary Greenwell
Elizabeth Looze
Eric Yetter

Staff: Amy Tweeten, City Planner

Others Present: Doug and Nathan Buck, 822 Grove Street

Upon motion and support, the minutes of the February 13, 2014 meeting were approved with corrections.

Planner's Moment Training DVD

The Commission viewed a training video on blight.

Discussion/Recommendation on the Proposed Zoning District and Text Amendments

Staff reviewed the suggested changes resulting from the public workshop and further City Attorney comments. Commissioners discussed the downtown greenway corridor and that the reference should be to the Park Reserve District, which is the zoning for the corridor; modified further the language of Section 2903(2)(a)(2) and 3003 (2(a)(2) to read: "Exterior appearance shall take into account, and be compatible with, 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"; eliminated the restriction on garages in the corner-front yard; established the parking space setback in both districts at three (3) feet; and concurred that parking should be an accessory use only.

Upon motion and support, a public hearing was scheduled for April 10, 7:00 p.m. for all the proposed zoning changes.

Discussion on Approval Process for Public Art

The Commission continued its discussion of public art and while there was consensus that a mural that does not have a commercial message should not be regulated as a sign, and consensus that art on public property should be reviewed, there was not consensus on whether art on private property viewed primarily from public property should be reviewed, particularly in the downtown. The Commission agreed to postpone further discussion until a public art plan was completed for downtown that could provide further direction.

**Review of the Master Plan; Chapter 3 Community Utilities,
Facilities and Services**

Staff noted the updates to numbers and maps that would be made and that information on the Energy Smart program would be added. Commissioners recommended adding more information about NCMC; modifying strategies to “continue to update and implement the sidewalk plan” and “Install and maintain state-of-the-art drinking, waste-water, and electric infrastructure, including continued undergrounding of utility lines.”

The Commission will discuss Chapter 4, Transportation at the next meeting and commissioner Meyerson will provide a training session on complete streets.

Meeting adjourned at 9:03 p.m.



BOARD: Planning Commission

MEETING DATE: April 10, 2014

DATE PREPARED: April 2, 2014

AGENDA SUBJECT: Public Hearing to Hear Comments and Possible Action on Petoskey Zoning Ordinance including the creation of two new zoning districts (Article 29 B-2A Transitional Business District and Article 30 B-2B Mixed Use Corridor District), and amendments to the Petoskey Zoning Map including application of the B-2A Transitional Business and B-2B Mixed Use Corridor District, amendments to the RM-2 Multiple Family Zoning District, and amendments to the B-2 Central Business District.

RECOMMENDATION: Hold Public Hearing/ Discussion/ Possible Recommendation to City Council

A public hearing has been scheduled pursuant to the Zoning Enabling Act (MCL 125.3306) for changes being proposed to the Petoskey Zoning Ordinance and Zoning Map. There are four major changes to be reviewed and public comment received at the hearing, including:

Central Business District to Transitional Business District (B2-A)

A new zoning district, B-2A Transitional Business District for properties north of Bay Street and five properties north of Michigan Street that are currently within the B-2 Central Business District.

These properties generally have a different form than rest of the Central Business District, with residential structures and larger setbacks. The changes to the B-2 District regulations in 2013 made several of the buildings in these areas non-conforming. The new district would allow the same uses as the CBD, but without the restrictions that new construction must be two stories, first floor has to be commercial and the zero-lot line front setback requirement.

The stated intent of the new 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.”

The proposed changes are consistent with the following Master Plan Goals and Objectives:

- Guide development and redevelopment in a manner that will maintain high quality living and working environments for current and future residents.
- Encourage continued rehabilitation and revitalization of existing commercial areas and neighborhoods.
- Ensure any infill development or redevelopment is compatible with and enhances existing residential areas.
- Promote economic development that protects and enhances the community’s natural, historic, social and cultural resources.
- Ensure a range of housing types and price levels to address the demands of various age groups, household types and income levels.

Office Service and Local Business to Central Business District

The properties fronting the 100 Block of East Mitchell serve as the entrance to downtown Petoskey and the rezoning of these properties to B-2 Central Business District is proposed to ensure that the redevelopment of this area has the same development standards as the remainder of the CBD, including zero lot-line construction and a minimum of a two story building.

The stated intent of the Central Business District is to “protect and enhance the vibrant pedestrian-oriented shopping and service environment of historic downtown Petoskey. The physical building form and land uses are regulated to reflect the urban character of the historic commercial center of the community and to perpetuate the pedestrian-oriented business district by requiring street level commercial uses and permitting a mix of upper floor uses.”

The proposed changes are consistent with the following Master Plan Goals and Objectives:

- Maintain and enhance downtown Petoskey as the regional economic and cultural center of the community.
- Promote economic development that protects and enhances the community’s natural, historic, social and cultural resources.

Office Service and General Business to Multiple Family (RM-2)

The properties bounded by Elizabeth Street, Michigan Street and Emmet Street, as well as 9 properties on Petoskey, Fulton and Washington are all currently residential structures and residential uses. The adjacent properties are zoned Multiple Family and the rezoning of these properties to RM-2 is to encourage the revitalization of this area for residential purposes, not to encourage redevelopment or re-use for commercial purposes. Existing structures are a mix of single and multi-family, providing a range of housing choice within walking distance to the downtown.

This proposed change is reflected in the Future Land Use Map of the City Master Plan which shows the area as mixed residential and is consistent with the following Master Plan Goals and Objectives:

- Guide development and redevelopment in a manner that will maintain high quality living and working environments for current and future residents.
- Encourage continued rehabilitation and revitalization of existing commercial areas and neighborhoods.
- Ensure any infill development or redevelopment is compatible with and enhances existing residential areas.
- Ensure a range of housing types and price levels to address the demands of various age groups, household types and income levels.

B3 General Business and I1 Light Industrial to B2-B Mixed Use Corridor (B-2B)

The proposed mixed-use corridor includes properties south of the Central Business District that run along the Downtown Greenway Corridor and Emmet Street that are currently zoned B-3 General Business. This area is seen as a potential redevelopment area in the coming years, and the goal of creating a new zoning district is to highlight the connection to downtown through the greenway corridor, encouraging a wide mix of uses with an urban development form that will then allow for a compact, accessible neighborhood to enhance adjacent residential neighborhoods.

This proposed change is reflected in the Future Land Use Map of the City Master Plan which shows the area as Neighborhood Mixed Use and is consistent with the following Master Plan Goals and Objectives:

- Guide development and redevelopment in a manner that will maintain high quality living and working environments for current and future residents.
- Encourage continued rehabilitation and revitalization of existing commercial areas and neighborhoods.
- Ensure any infill development or redevelopment is compatible with and enhances existing residential areas

Finally, there are 13 design principles discussed in the City Master Plan, several of which are also addressed through creation of the new districts or changes to district boundaries, including:

- Future development will take cues from the best aspects of downtown with respect to mix of uses, quality pedestrian environment and scale of buildings.
- New development and redevelopment will include high-quality pedestrian environments.
- Redevelopment and infill development will be sensitive to their context relative to scale, character and placement.
- A range of housing choices – both type and price- will be provided in the community.
- Existing neighborhoods will be stabilized, revitalized and strengthened.

Enclosed are maps of the different amendment areas and ordinance drafts should the Commission recommend the rezoning of the subject properties to City Council

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



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|--|---|
| <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 |
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ORDINANCE NO. _____

AN ORDINANCE CREATING ARTICLE XXIX, B-2A TRANSITIONAL BUSINESS DISTRICT, OF THE CITY OF PETOSKEY ZONING ORDINANCE, APPENDIX A TO THE PETOSKEY CODE OF ORDINANCES AND AMENDING THE ZONING DISTRICT MAP OF THE CITY OF PETOSKEY AS SET FORTH IN ORDINANCE NO. 451 TO REZONE SPECIFIC PROPERTIES TO THE B-2A TRANSITIONAL BUSINESS ZONING DISTRICT

WHEREAS, it is a goal of the City of Petoskey Master Plan to guide development and redevelopment in a manner that will maintain high quality living and working environments for current and future residents; and

WHEREAS, the Planning Commission has determined that the subject properties currently within B-2 Central Business District are mixed-use but have a different character than the remainder of the CBD in terms of building form; and

WHEREAS, future in-fill or redevelopment of the subject properties at their existing density rather than a more intensive density desired in the B-2 Central Business District would continue to enhance Downtown Petoskey as the regional economic and cultural center; and

WHEREAS, the proposed B-2A Transitional Business District has been developed as a transition area between the B-2 Central Business District and adjacent residential areas that would allow a mix of uses at a lesser density than the Central Business District; and

WHEREAS, the proposed B-2A District is consistent with the future land use map of the Petoskey Master Plan that shows these properties as urban core mixed use; and

WHEREAS, The Petoskey Planning Commission recommends to City Council that the B-2A Transitional Business District be created and that the Zoning District Map be amended to place the subject properties into the B-2A Transitional Business District.

Now therefore be it resolved that the City of Petoskey ordains:

1. Article 29 (XXIX) of the Zoning Ordinance of the City of Petoskey shall be created to read as follows:

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.

4. 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 Park Reserve District (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, and be compatible with, 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 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.

2. The Zoning District Map of the City of Petoskey shall be, and the same hereby is, amended in order that the following described property be shown as located in the B-2A Transitional Business District and the Zoning classification hereafter for said property shall be B-2A Transitional Business. The property hereby re-zoned is described as follows:

Part of Block 3, Shaw McMillan's Addition to the Village of Petoskey City as recorded in Liber 1 of Plats on page 3 and part of the Former Railroad Grounds in Section 5, Township 34 North, Range 5 West, City of Petoskey, Emmet County, Michigan, which is more particularly described as follows:

Beginning at the southeast corner of the west 1/2 of Lot 4, Block 3, Shaw McMillan's Addition to the Village of Petoskey City, Emmet County, Michigan; thence along the east line of the west 1/2 of said Lot 4 Northerly 90 feet; thence Westerly 25 feet more or less to the east line of Lot 3; thence along said east line of Lot 3 and its northerly projection Northerly 58 feet more or less to the south line of Lot 1; thence along said south line of Lot 1 Westerly 91 feet more or less to a point 22 feet easterly of the centerline of the former Railroad Grounds; thence along a line 22 feet parallel and easterly to said centerline of the Railroad Southwesterly 171 feet more or less to the north line of Bay Street identical with the south line of Block 3; thence along said north line of Bay Street Easterly 202 feet more or less to the Place of Beginning;

And

Part of Block 4, Shaw McMillan's Addition to the Village of Petoskey City as recorded in Liber 1 of Plats on page 3 and part of the Former Railroad Grounds in Section 5, Township 34 North, Range 5 West, City of Petoskey, Emmet County, Michigan, which is more particularly described as follows:

Beginning at the northwest corner of Lot 4, Block 4, Shaw McMillan's Addition to the Village of Petoskey City, Emmet County, Michigan; thence along the east line of Lewis Street identical with the west line of Block 4 Southerly 217 feet more or less to the south corner of Lot 1; thence continue along said easterly line of Lewis Street Southwesterly 95 feet more or less to the north line of Bay Street; thence along said north line of Bay Street Easterly 54 feet to the east line of Penn Plaza; thence along said easterly line of Penn Plaza Northeasterly 391 feet more or less to the centerline of Rose Street; thence along said centerline of Rose Street Westerly 205 feet more or less to the northerly projection of the east line of Lewis Street; thence along the northerly projection of Lewis Street Southerly 33 feet to the Place of Beginning;

And

Lots 6, 7, 8, 9, 10, and 11, Block 5, Shaw McMillan's Addition to the Village of Petoskey City as recorded in Liber 1 of Plats on page 3, in Section 5, Township 34 North, Range 5 West, City of Petoskey, Emmet County, Michigan;

And

Block 10, Shaw McMillan's Addition to the Village of Petoskey City as recorded in Liber 1 of Plats on page 3 and part of Government Lot 1, Section 6, Township 34 North, Range 5 West, City of Petoskey, Emmet County, Michigan, which is more particularly described as follows:

Beginning at the north line of Bay Street and the east line of Section 6, Township 34 North, Range 5 West, City of Petoskey, Emmet County, Michigan; thence northerly along said east line of Section 6 to the southerly line of Highway U.S.-31; thence westerly along said southerly line of Highway U.S.-31 to said northerly line of Bay Street; thence along said northerly line of Bay Street to the Place of Beginning;

And

Lots 3, 4, 5, 6, and 7, Block 1, Fraser and Curdy's Addition to the Village of Petoskey City as recorded in Liber 1 of Plats on page 18, in Section 6, Township 34 North, Range 5 West, City of Petoskey, Emmet County, Michigan.

3. The various parts, sections and clauses of this Ordinance are hereby declared to be severable. If any part, sentence, paragraph, section, or clause is adjudged unconstitutional or invalid by a court of competent jurisdiction, the remainder of the Ordinance shall not be affected thereby.
4. This Ordinance shall take effect fifteen (15) days following its enactment and shall be published once within seven (7) days after its enactment as provided by Charter.

Adopted, enacted and ordained by the City of Petoskey City Council this _____ day of _____ 2014.

W.J. Fraser
Its Mayor

Alan Terry
Its Clerk

ORDINANCE NO. _____

AN ORDINANCE CREATING ARTICLE XXX, B-2B MIXED USE CORRIDOR DISTRICT, OF THE CITY OF PETOSKEY ZONING ORDINANCE, APPENDIX A TO THE PETOSKEY CODE OF ORDINANCES AND AMENDING THE ZONING DISTRICT MAP OF THE CITY OF PETOSKEY AS SET FORTH IN ORDINANCE NO. 451 TO REZONE SPECIFIC PROPERTIES TO THE TO THE B-2B MIXED USE CORRIDOR ZONING DISTRICT

WHEREAS, it is a goal of the City of Petoskey Master Plan to guide development and redevelopment in a manner that will maintain high quality living and working environments for current and future residents; and

WHEREAS, the Petoskey Planning Commission believes that any redevelopment of the commercially-zoned property south of the downtown should include a similar mix of uses as the B-2 Central Business District but at a lesser density; and

WHEREAS, the Petoskey Planning Commission has determined that the B3 General Business District is not an appropriate zoning classification for the subject properties; and

WHEREAS, the B-2B Mixed-Use Corridor District is designed to encourage continued rehabilitation and revitalization of existing commercial areas and neighborhoods in a mixed-use environment compatible with adjacent residential areas; and

WHEREAS, the B-2B Mixed-Use Corridor District is consistent with the Future Land Use Map of the Petoskey Master Plan that shows this area as Neighborhood Mixed Use; and

WHEREAS, The Petoskey Planning Commission recommends to City Council that the B-2A Transitional Business District be created and that the Zoning District Map be amended to place the subject properties into the B-2B Mixed Use Corridor District.

Now therefore be it resolved that the City of Petoskey ordains:

1. Article 30 (XXX) of the Zoning Ordinance of the City of Petoskey shall be created to read as follows:

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
BREW/PUB, 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:

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 Park Reserve District, (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, and be compatible with, 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, location of the detached accessory building shall be reviewed by the Planning Commission. An attached garage shall not protrude in front of the wall plane of the principal structure.

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 three (3) feet from the property line.

2. The Zoning District Map of the City of Petoskey shall be, and the same hereby is, amended in order that the following described property be shown as being located in the B-2B Mixed Use Corridor Zoning District and the zoning classification hereafter for said property shall be B-2B Mixed Use Corridor. The property hereby re-zoned is described as follows:

Block 3, Shaw McMillan's Second Addition to the Village of Petoskey City as recorded in Liber 1 of Plats on page 11, in Section 6, Township 34 North, Range 5 West, City of Petoskey, Emmet County, Michigan; EXCEPT therefrom the existing City owned Former Railroad property; **AND**

Block 4, Shaw McMillan's Second Addition to the Village of Petoskey City as recorded in Liber 1 of Plats on page 11, in Section 6, Township 34 North, Range 5 West, City of Petoskey, Emmet County, Michigan; EXCEPT therefrom the existing City owned Former Railroad property; **AND**

Lot 12, and part of the Former Railroad Grounds, Block 3, Fraser and Curdy's Addition to the Village of Petoskey City as recorded in Liber 1 of Plats on page 9, in Section 6, Township 34 North, Range 5 West, City of Petoskey, Emmet County, Michigan, which is more particularly described as follows:

Beginning at the southeast corner of Lot 12, Block 3, Fraser and Curdy's Addition to the Village of Petoskey City; thence along the east line of said Block 3

North 148.03 feet; thence Southwesterly 179.75 feet to the south line of said Block 3; thence along said south line of Block 3 East 103.14 feet to the Place of Beginning; **AND**

Lots 1, 2, 3, and 4, Block 4, Fraser and Curdy's Addition to the Village of Petoskey City as recorded in Liber 1 of Plats on page 9, in Section 6, Township 34 North, Range 5 West, City of Petoskey, Emmet County, Michigan; **AND**

Lots 1, 2, 3, 4, 5, 6, and 7, Block 2, William M. Everett's Second Addition to the Village of Petoskey City as recorded in Liber 1 of Plats on page 14, in Section 6, Township 34 North, Range 5 West, City of Petoskey, Emmet County, Michigan; **AND**

Block 3, William M. Everett's Second Addition to the Village of Petoskey City as recorded in Liber 1 of Plats on page 14, and part of the southeast 1/4 of Section 6, Township 34 North, Range 5 West, City of Petoskey, Emmet County, Michigan which is more particularly described as follows:

Beginning at the southeast corner of Block 3, William M. Everett's Second Addition to the Village of Petoskey City in Section 6, Township 34 North, Range 5 West, City of Petoskey, Emmet County, Michigan; thence along the north line of Fulton Street to a point 99 feet east of the east line of Baxter Street; thence north parallel to said east line of Baxter Street to the south line of Rush Street; thence along said south line of Rush Street to the west line of Emmet Street; thence along said west line of Emmet Street to the Place of Beginning; EXCEPTING therefrom the existing City owned Former Railroad property; **AND**

Lots 1, 2, 3, 4, 5, and 6, Block 2, Loveless and Blaney's Addition to the Village of Petoskey City as recorded in Liber 1 of Plats on page 13, in Section 6, Township 34 North, Range 5 West, City of Petoskey, Emmet County, Michigan; EXCEPTING the east 52.5 feet of said Lots 5 and 6; **AND**

Lots 1, 2, 3, 4, 5, 6, 7, and part of the former Railroad, Block 3, Loveless and Blaney's Addition to the Village of Petoskey City as recorded in Liber 1 of Plats on page 13, in Section 6, Township 34 North, Range 5 West, City of Petoskey, Emmet County, Michigan; **AND**

Lots 1, 2, 3, and 4, Block 1, and Lot 1, Block 2, August Habners's Addition to the Village of Petoskey as recorded in Liber 2 of Plats on page 14, in Section 6, Township 34 North, Range 5 West, City of Petoskey, Emmet County, Michigan.

3. The various parts, sections and clauses of this Ordinance are hereby declared to be severable. If any part, sentence, paragraph, section, or

clause is adjudged unconstitutional or invalid by a court of competent jurisdiction, the remainder of the Ordinance shall not be affected thereby.

4. This Ordinance shall take effect fifteen (15) days following its enactment and shall be published once within seven (7) days after its enactment as provided by Charter.

Adopted, enacted and ordained by the City of Petoskey City Council this _____ day of _____ 2014.

W.J. Fraser
Its Mayor

Alan Terry
Its Clerk

ORDINANCE NO. _____

AN ORDINANCE TO AMEND THE ZONING DISTRICT MAP OF THE CITY OF PETOSKEY AS SET FORTH IN ORDINANCE NO. 451, THE ZONING ORDINANCE OF THE CITY OF PETOSKEY TO RE-ZONE SPECIFIC PROPERTIES FROM THE B-1 LOCAL BUSINESS DISTRICT AND O-S OFFICE SERVICE DISTRICT TO THE B2 CENTRAL BUSINESS DISTRICT.

WHEREAS, the City of Petoskey Master Plan has a goal of maintaining and enhancing downtown Petoskey as the regional economic and cultural center of the community; and

WHEREAS, the character of Downtown Petoskey as a dense, mixed-use district is essential to its success at meeting this goal; and

WHEREAS, the Central Business District has standards to ensure that future redevelopment is consistent with the form and character of existing structures and uses that are dense and mixed-use; and

WHEREAS, the subject properties are at the gateway to Downtown Petoskey; and

WHEREAS, the rezoning of these properties to B-2 Central Business District will ensure that their redevelopment will enhance Downtown Petoskey as the regional economic and cultural center of the community; and

WHEREAS: The Petoskey Planning Commission recommends to City Council that the Zoning District Map be amended to add the subject properties to the B-2 Central Business District.

NOW THEREFORE, be it resolved that the City of Petoskey ordains:

1. The Zoning District Map of the City of Petoskey shall be, and the same hereby is, amended in order that the following described property be shown as located in the B-2 Central Business District and the Zoning classification hereafter for said property shall be B-2 Central Business. The property hereby re-zoned is described as follows:

Lots 1 and 2, Block 3, Ignatius Petoskey's Addition to the Village of Petoskey City as recorded in Liber 1 of Plats on page 7, in Section 6, Township 34 North, Range 5 West, City of Petoskey, Emmet County, Michigan; **AND**

Lots 3 and 4, Block 3, Ignatius Petoskey's Addition to the Village of Petoskey City as recorded in Liber 1 of Plats on page 7, in Section 6, Township 34 North, Range 5 West, City of Petoskey, Emmet County, Michigan.

2. The various parts, sections and clauses of this Ordinance are hereby declared to be severable. If any part, sentence, paragraph, section, or clause is adjudged unconstitutional or invalid by a court of competent jurisdiction, the remainder of the Ordinance shall not be affected thereby.
3. This Ordinance shall take effect fifteen (15) days following its enactment and shall be published once within seven (7) days after its enactment as provided by Charter.

Adopted, enacted and ordained by the City of Petoskey City Council this _____
day of _____ 2014.

W.J. Fraser
Its Mayor

Alan Terry
Its Clerk

ORDINANCE NO. _____

AN ORDINANCE TO AMEND THE ZONING DISTRICT MAP OF THE CITY OF PETOSKEY AS SET FORTH IN ORDINANCE NO. 451, THE ZONING ORDINANCE OF THE CITY OF PETOSKEY TO RE-ZONE SPECIFIC PROPERTIES FROM THE O-S OFFICE SERVICE DISTRICT AND THE B-3 GENERAL BUSINESS DISTRICT TO THE RM-2 MULTIPLE FAMILY RESIDENTIAL DISTRICT.

WHEREAS, the subject properties are residential in character and used primarily for residential purposes but currently zoned for commercial purposes; and

WHEREAS, the properties to the south of the subject properties are zoned RM-2 Multiple Family; and

WHEREAS, rezoning of the subject properties to RM-2 is consistent with the City of Petoskey Master Plan objective of ensuring that future infill development or redevelopment is compatible with and enhances existing residential areas; and

WHEREAS, the proposed rezoning is consistent with the Future Land Use Map of the Petoskey Master Plan; and

WHEREAS, The Petoskey Planning Commission recommends to City Council that the Zoning District Map be amended to add the subject properties to the RM-2 Multiple Family Residential District.

NOW THEREFORE, be it resolved that the City of Petoskey ordains:

1. The Zoning District Map of the City of Petoskey shall be, and the same hereby is, amended in order that the following described property be shown as located in the RM-2 Multiple Family Residential District and the Zoning classification hereafter for said property shall be RM-2 Multiple Family. The property hereby re-zoned is described as follows:

Lots 5 and 6, Block 3, Ignatius Petoskey's Addition to the Village of Petoskey City as recorded in Liber 1 of Plats on page 7, in Section 6, Township 34 North, Range 5 West, City of Petoskey, Emmet County, Michigan; **AND**

Block 1, Ignatius Petoskey's Second Addition to the Village of Petoskey City as recorded in Liber 1 of Plats on page 18, in Section 6, Township 34 North, Range 5 West, City of Petoskey, Emmet County, Michigan; **AND**

North 75 feet of Lots 8 and 9, Block 2, William M. Everett's Second Addition to the Village of Petoskey City as recorded in Liber 1 of Plats on page 14, in Section

6, Township 34 North, Range 5 West, City of Petoskey, Emmet County, Michigan; **AND**

Lots 12 and 13, Block 2, William M. Everett's Second Addition to the Village of Petoskey City as recorded in Liber 1 of Plats on page 14, in Section 6, Township 34 North, Range 5 West, City of Petoskey, Emmet County, Michigan; **AND**

Lots 7, 8, 13, 14 and the East 52.5 feet of Lots 5 and 6, Block 2, Loveless and Blaney's Addition to the Village of Petoskey City as recorded in Liber 1 of Plats on page 13, in Section 6, Township 34 North, Range 5 West, City of Petoskey, Emmet County, Michigan; **AND**

Part of the northeast 1/4 of the southeast 1/4 of Section 6, Township 34 North, Range 5 West, City of Petoskey, Emmet County, Michigan, which is more particularly described as follows:

Beginning at the northeast corner of Lot 1, Block 2, August Habner's Addition to the Village of Petoskey, Emmet County, Michigan; thence along the east line of said Lot 1 South 214.5 feet; thence East 109 feet; thence North 247.5 feet to the centerline of Washing ton Street; thence West 109 feet; thence South 33 feet to the Place of Beginning.

2. The various parts, sections and clauses of this Ordinance are hereby declared to be severable. If any part, sentence, paragraph, section, or clause is adjudged unconstitutional or invalid by a court of competent jurisdiction, the remainder of the Ordinance shall not be affected thereby.
3. This Ordinance shall take effect fifteen (15) days following its enactment and shall be published once within seven (7) days after its enactment as provided by Charter.

Adopted, enacted and ordained by the City of Petoskey City Council this _____ day of _____ 2014.

W.J. Fraser
Its Mayor

Alan Terry
Its Clerk



BOARD: Planning Commission

MEETING DATE: April 10, 2014

DATE PREPARED: April 3, 2014

AGENDA SUBJECT: Master Plan Five-Year Review – Chapter 4

RECOMMENDATION: Review and Discuss Plan

The Commission will continue its review of the Master Plan, beginning with a presentation on “Complete Streets” by Commissioner Meyerson and continued review of Chapter 4, Transportation. Please bring your copy of the plan to the meeting.