



PLANNING COMMISSION

Thursday, May 15, 2014

1. Roll Call – 7:00 P.M. – City Hall Community Room
2. Approval of Minutes – April 10, 2014
3. New Business
 - (a) ~~Parking Plan Amendment for 1200 Bay View Road~~ *Withdrawn*
 - (b) Appointment of a new Sign Committee member
4. Old Business
 - (a) Continued review of the Master Plan: Chapter 7 Land Use and Zoning Plan
5. Updates
6. Adjournment



PLANNING COMMISSION

April 17, 2014

A regular meeting of the City of Petoskey Planning Commission was held in the City Hall Community Room, Petoskey, Michigan, on Thursday, April 17, 2014. Roll was called at 7:00 P.M. and the following were:

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

Staff: Amy Tweeten, City Planner

Upon motion and support, the minutes of the March 20, 2014 meeting were approved, with Burns and Robson abstaining.

Public Hearing and Action on Section 200 Construction of Language and Section 201 Definitions of the Petoskey Zoning Ordinance

Staff reviewed the latest modifications to the hotel, and street definitions. As there was no public present, the public hearing was closed for discussion by the Commission. Staff further recommended removing the definition for motel, and Commissioners then modified Figures 3, 5, and 6, and added Planned Unit Development after PUD. Commissioner Robson then moved, with support by Commissioner Holmes, that the amended Sections 200 and 201 be forwarded to City Council; the motion carried 9-0.

Master Plan Review – Chapter 5 Housing and Neighborhoods

Staff reviewed updates to the chapter that will be made including Census data, information on adoption of the International Property Maintenance Code, and creation of the Old Town Emmet Neighborhood Plan and Downtown Strategic Plan. Commissioners suggested additional strategies including: Create preservation guidelines for residential structures to encourage proper renovation of significant architectural character; Continue to use incentives available for homeowner renovations; Explore the use of ordinances that allow clustered housing units; and Revise the East Mitchell National Historic Register District to incorporate boundary corrections.

Staff distributed information on Redevelopment Ready Communities for the next discussion on the Economic Development Chapter.

Meeting adjourned at 8:20 p.m.

Minutes reviewed and approved by Emily Meyerson, Vice Chair



BOARD: Planning Commission

MEETING DATE: May 15, 2014

DATE PREPARED: May 7, 2014

AGENDA SUBJECT: Parking Plan Amendment 1200 Bay View Road

RECOMMENDATION: Consider the request

In 1997, the Planning Commission approved a parking plan for Boyne Country Sports on property leased from the City (the former Chesapeake and Ohio Rail right-of-way).

The amount of traffic on the Little Traverse Wheelway has dramatically increased in recent years and the current site layout does not provide visibility of bikers by cars exiting the site at the existing curb access. The goal of the City as the property lessor is to ensure maximum usability and safety of the trail, so has been in discussions with the building owner on possible site improvements.

The revised plan submitted shows the recommendation to remove the curb-cut that crosses the trail and redirect traffic to use Stuart Avenue as the entrance and exit. This would reduce conflict points on the trail and US 31. It would also allow the creation of a trail head approximately where the curb cut is currently located. Such an area could include way-finding signage for the Little Traverse Wheelway and the Downtown Greenway Corridor. The final details of the trail orientation and landscaping, as well as how to address drainage issues of the parking area, would need to be worked out with staff pending the revised plan approval by the Commission.

The proposed plan amendment is for consideration of the drive entrance relocation.



ARCHITECTURE
INTERIORS
PLANNING
DEVELOPMENT

PUFF'S BUILDING PROPOSED PARKING PLAN

FILE: PUFF-A21

JOB #: 970018

DRWN BY: VAG

DATE: 6-4-97

REVISION DATE

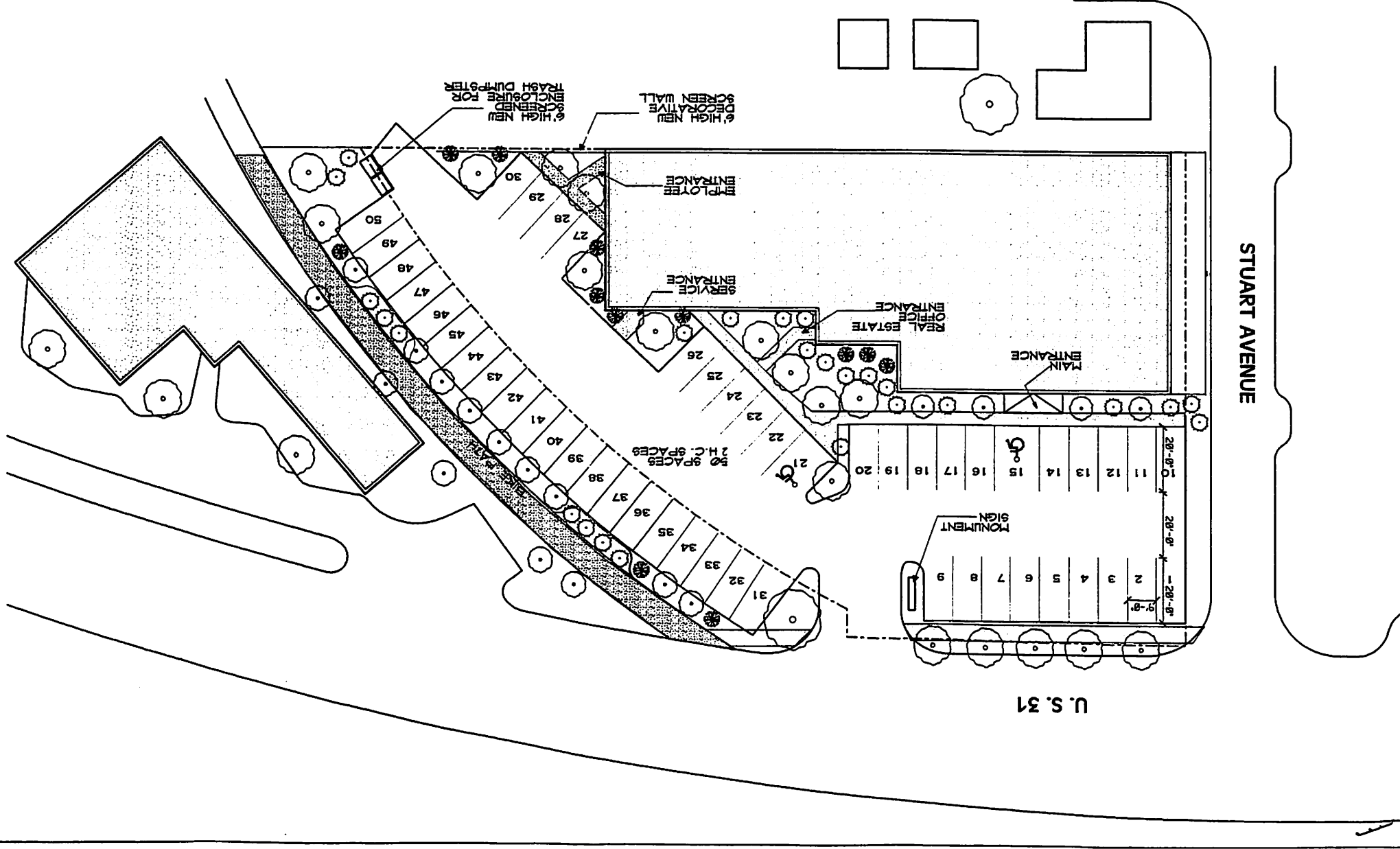
4/8/97

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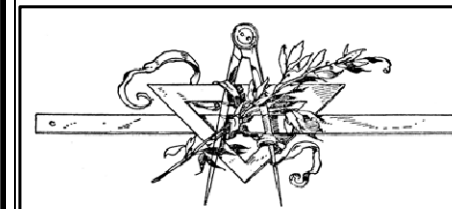
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SHEET:

A21







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REVISIONS

NO.	DATE	DESCRIPTION
1		

BOYNE COUNTRY SPORTS

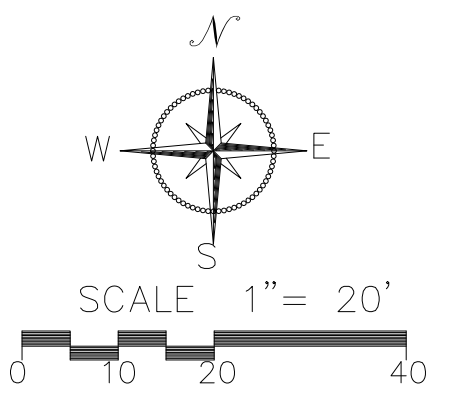
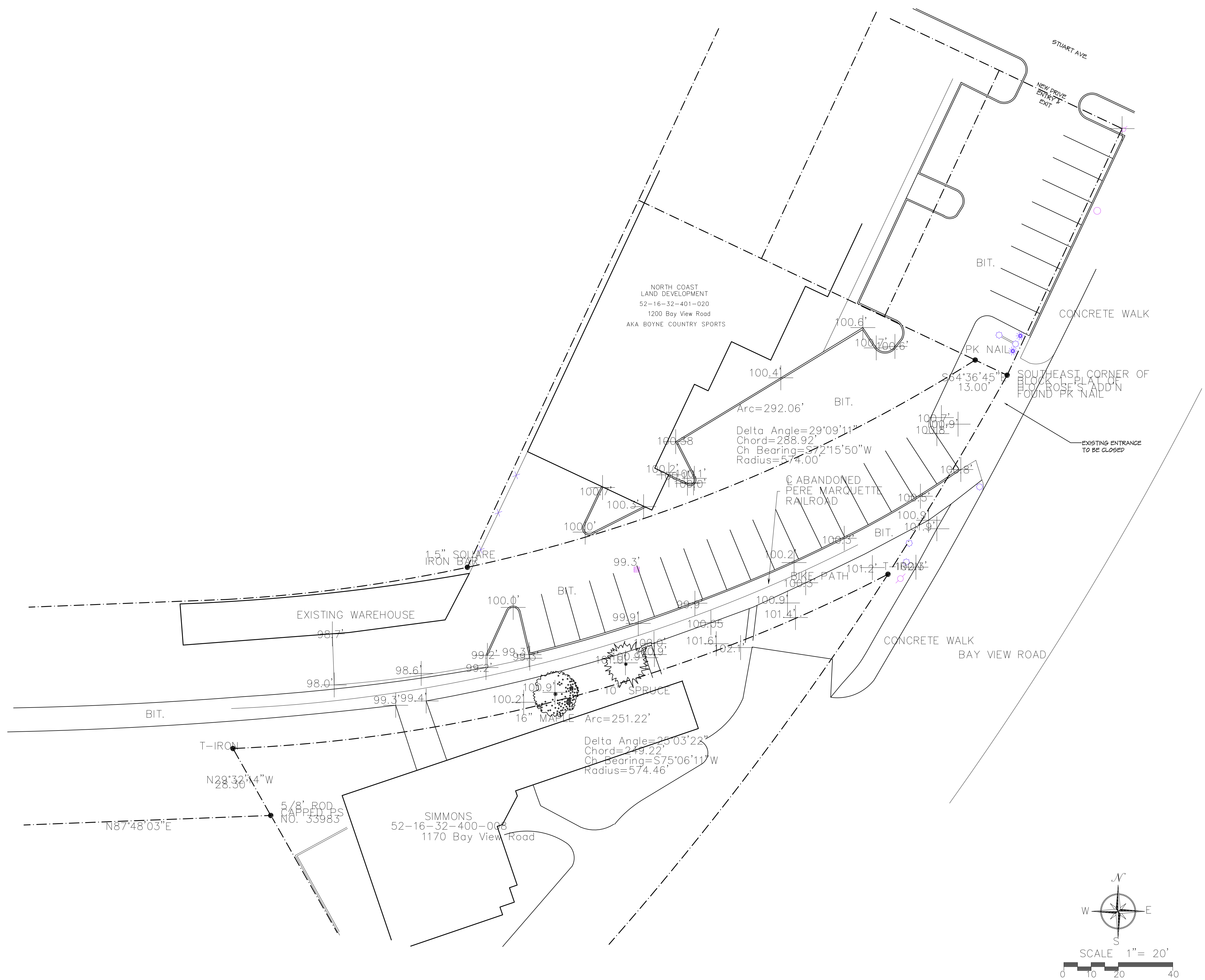
SHEET TITLE:

SITE PLAN

DATE:
MAY 5, 2014

SCALE: 1" = 20'-0"
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BOARD: Planning Commission

MEETING DATE: May 15, 2014

DATE PREPARED: May 7, 2014

AGENDA SUBJECT: Sign Committee Member Appointment

RECOMMENDATION: Appoint New Member

The Planning Commission Sign Committee has three members, two commissioners and a City resident. Current member Noah Marshall-Rashid has notified staff that he would like to step down from the committee, which leaves us with an opening.

The Committee is appointed by the Commission and Ms. Mary Clinton, 1004 Howard Street, has expressed an interest in joining the committee. As the committee meets infrequently unless they are working on ordinance updates, it is a good starting point for residents interested in getting involved on boards and commissions. Her information is attached and staff recommends her appointment.



BOARD: Planning Commission

MEETING DATE: May 15, 2014

DATE PREPARED: May 8, 2014

AGENDA SUBJECT: Master Plan Review – Chapter 7 Land Use and Zoning Plan

RECOMMENDATION: Review and Discuss Plan

The Commission will review Chapter 7 Land Use and Zoning Plan. Please review the chapter and bring your copy of the plan to the meeting.