



**PLANNING COMMISSION**

Thursday, June 12, 2014

1. Roll Call – 7:00 P.M. – City Hall Community Room
2. Approval of Minutes – May 8, 2014 and May 15, 2014
3. New Business
  - (a) Public Hearing on Proposed Sign Ordinance Amendments
  - (b) Action on Proposed Sign Ordinance Amendments
4. Old Business
  - (a) Continued Review of the Master Plan: Chapter 8 Intergovernmental Cooperation and Chapter 9 Implementation
5. Updates
  - (a) Zoning Ordinance Revisions Status
6. Adjournment





# City of Petoskey

## PLANNING COMMISSION

May 8, 2014

A special meeting of the City of Petoskey Planning Commission was held in the City Hall Community Room, Petoskey, Michigan, on Thursday, May 8, 2014. Roll was called at 7:00 P.M. and the following were:

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

Absent: James Holmes  
Eric Yetter

Staff: Amy Tweeten, City Planner

Upon motion and support, the minutes of the April 10, 2014 meeting were approved.

### **Proposed Sign Committee Ordinance Amendments**

Staff reviewed the changes recommended at the last meeting and corrections to wording under historic signs were made. The Commission discussed the multi-business sign size language. Staff then explained concern raised by the Sign Committee of the proposed mural language and suggested some additional language. Consensus of the Commission was to leave as drafted for Council's review. At this time, a motion was made and supported to schedule a public hearing on the proposed amendments for June 12, 2014.

### **Continued Review of the Master Plan: Chapter 6 Economic Development**

Staff noted the data that needed updates, but that due to the change of the Census Bureau moving to five-year survey estimates, comparisons with the 2000 Census were not possible. Use of two five-year estimates will be required for comparison purposes. Commissioners commented on repetition from the transportation chapter, the need to discuss how the City has used place making as an economic development tool, the need for discussion and new goal about promoting and supporting the hospitality industry, and the addition of strategies about public transportation and supporting entrepreneurship.

Staff then reviewed the Redevelopment Ready Communities Best practices checklist, noting that the City meets the majority of the criteria, with a few deficiencies. Commissioners asked if action would be requested and staff said the purpose of the review was more educational at this point, that the City was not looking at entering the program at this time. Commissioners had

varying opinions of whether the program is something the City should work toward to qualify for possible grants.

### Updates

Staff updated the Commission on the ordinance amendments recommended to Council: the B-2A Transitional Business District was adopted; the RM-2 Amendments were adopted; but Council wants changes to the B-2B to eliminate drive-through facilities and consider a different zoning designation for the 100 block of East Mitchell. There were also updates on an upcoming parking plan amendment request at 1200 Bay View Road and the MDOT Charlevoix Avenue project for 2015.

Staff was questioned on road projects, and a recommendation was made for a press release to be sent out with the anticipated timeline of the detour.

Meeting adjourned at 8:58 p.m.

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# City of Petoskey

## PLANNING COMMISSION

May 15, 2014

The regular meeting of the City of Petoskey Planning Commission was held in the City Hall Community Room, Petoskey, Michigan, on Thursday, May 15, 2014. Roll was called at 7:00 P.M. and the following were:

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

Absent: Elizabeth Looze

Staff: Amy Tweeten, City Planner

Other: Sherri Vazales, 12 Belle Avenue

Upon motion and support, the minutes of the April 17, 2014 meeting were approved. Ms. Vazales left when she realized the Parking Plan Amendment for 1200 Bay View Road had been withdrawn.

### **Appointment of Sign Committee Member**

Staff explained that Sign Committee members were appointed by the Commission, that Ms. Clinton's name had come to her via Noah Marshall-Rashid who was stepping down from the committee, and that the committee was a good introduction to City Boards and Commissions. After discussion, a motion was made and supported to appoint Mary Clinton to the Sign Committee; motion carried 8-0

### **Continued Review of the Master Plan: Chapter 7 Land Use**

Staff summarized anticipated updates and changes to the chapter including land use breakdown, language on the commercial areas, and references to other planning documents. Commissions discussed the loss to the community of not having in-town grocery stores, whether there should be a separate land use category for two-family residential, and whether this type of residential development should be encouraged.

### **Updates**

Updates were provided on Right-to-Farm Act and the upcoming Smart Commute Emmet to be held June 2-6, 2014.

Meeting adjourned at 7:53 p.m.





**BOARD:** Planning Commission

**MEETING DATE:** June 12, 2014

**DATE PREPARED:** May 12, 2014

**AGENDA SUBJECT:** Public Hearing on Proposed Sign Ordinance Amendments

**RECOMMENDATION:** Hold Hearing/ Review and Discuss Proposed Amendments

**1. Section 2.1 Definitions**

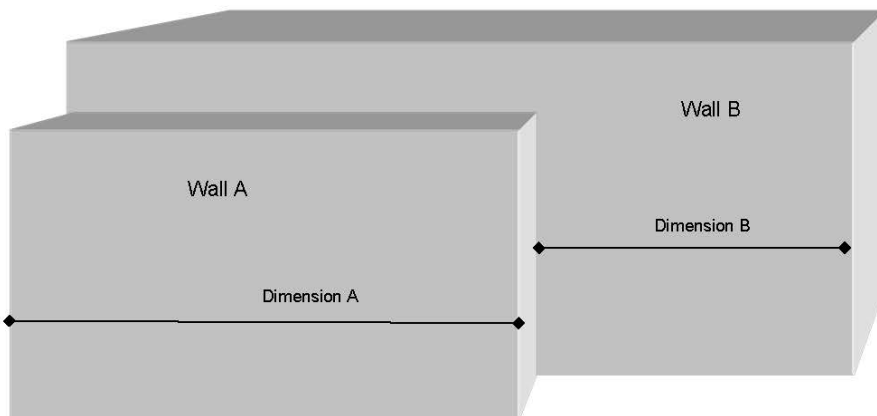
*Amend Definitions*

**(31) Historic Sign.** A sign located on a building or site that is determined by the City’s Planning Commission, or its designated Sign Committee, to be of historic merit and significance and is an integral element to the historic character of the building or site. Particular consideration shall be given to historic signs on buildings or sites that are listed or fall within a district listed on the National Register of Historic Places.

**(29) Ground-floor Wall Area.** For purposes of this Ordinance, the ground-floor wall area is the width of the wall multiplied by an assumed standard ground-floor height of twelve (12) feet on the wall that the sign is placed. If there is a setback or variation in the building wall, the width of the wall section upon which the sign is placed is what should be used to calculate the allowable ground floor area. Only that portion of a wall that is visible in its entirety from the street or parking lot and not blocked by adjacent buildings or differing wall planes can be used in the calculation (*Figure 6 for a flat wall, Figure 6a for a wall with setback variation*).

**Figure 6a**

Wall area measurement for Wall A is Dimension A x 12 Feet;  
Wall area measurement for Wall B is Dimension B x 12 Feet;



### **New Definition**

**Mural.** A work of decorative art applied on or attached to an exterior wall within public view that does not include graphics or text that can be interpreted as commercial advertising.

## **2. Section 6.1 Permitted Permanent Signs**

*Amend Section 6.1(3) to read:*

Commemorative signs such as historical markers, memorial plaques or tablets, and the like mounted on buildings that do not exceed one (1) square foot may be approved by staff upon applicant documentation of historic significance. This does not include cornerstones, date stones or other features integral to the building. Free-standing commemorative signs placed upon public property are subject to review and approval by the local, state or national government with jurisdiction.

*Create Section 6.1(7) to read:*

Murals subject to staff review to ensure there is no commercial message included.

## **3. Section 8.2 Special Condition Signs**

*Amend Section 8.2(1)(d) to read:*

Historic Signs may be maintained, restored, or renovated subject to review of the sign and historic designation. Particular consideration shall be given to historic signs on buildings or sites that are listed or fall within a district listed on the National Register of Historic Places and that can be proven to have been in place a minimum of fifty (50) years having one or more of the following characteristics:

- Associated with historic figures, events or places specific to the City;
- Significant as evidence of the history of the product, business or service advertised;
- Significant as reflecting the history of the building or the development of the historic district; A sign may be the only indicator of a building's historic use;
- Characteristic of a specific historic period, such as gold leaf on glass, neon, or stainless steel lettering;
- Integral to the building's design or physical fabric, as when a sign is part of a storefront made of Carrara glass or enamel panels, or when the name of the historic firm or the date are rendered in stone, metal or tile;
- Removal can harm the integrity of an historic property's design, or cause significant damage to its materials; or
- Local landmarks, that is, signs recognized as popular focal points in the City.

Signs that violate the prohibited category of the ordinance may not be considered for historic designation.

Re-installation of a sign at its historic premises, where the business no longer exists in the specific building, may be approved by the Planning Commission upon application and documentation of information listed above. In no case shall the Planning Commission approve an historic business sign that increases total allowable sign area more than 25%.



**Create two (2) new sections:**

Section 8.2(j) Non-illuminated, free-standing signs for public, non-profit institutional uses in residential districts shall be reviewed by the Sign Committee but in no case shall a free-standing sign exceed 4 feet in height and 12 square feet in area.

Section 8.2(k) Signs for institutional uses in a campus setting shall be reviewed by the Planning Commission for location, number and size. In no circumstance shall free-standing signs exceed ordinance allowances in the B-3A Resort Commercial District, nor shall wall-mounted signs exceed 10% of the front façade wall area nor 5% of the side or rear façades.

**4. Change in freestanding sign size allowances**

Amend Table 7 Freestanding Signs

<b>Table 7 FREESTANDING SIGNS</b>		
<i>Zoning District</i>	<i>Maximum Height In Feet</i>	<i>Maximum Sign Area In Square Feet*</i>
OS, B-1, B-2, B-2A, B-2B	8	12
B-3, B-3A, B-3B, I1, I2	8	30

\*See Article iii, freestanding signs over a right-of-way.

**Create a new 7.1(5)(d)**

A building or plaza with four (4) or more businesses may increase the area of a free-standing sign by six (6) square feet per additional business, but to a maximum sign size of 42 square feet.

<b>Table 8 FREESTANDING SIGNS</b>	
<i>Zoning District</i>	<i>Maximum % Sign Face in Changeable Message</i>
OS, B-1, I1, I2, B-2B	25
B-3, B-3A, B-3B,	40

**5. Add new zoning districts to the wall-mounted sign regulations**

<b>Table 5 AREA OF WALL MOUNTED SIGNS</b>			
<i>Zoning District</i>	<i>% of Ground Floor Wall Area on Front Facade</i>	<i>% of Ground Floor Wall Area on Rear Facade</i>	<i>% of Ground Floor Wall Area on Side Facades</i>
OS, B-1	15	10	5
B-2, B-2A, B-2B	15	10	10
B-3, B-3A, B-3B, I1, I2	20	10	10

<b>Table 6 CHANGEABLE MESSAGE AREA WALL MOUNTED SIGNS</b>		
<i>Zoning District</i>	<i>% of Signable Wall Area</i>	<i>Other</i>
R-1, R-2, R-3, RM-1, RM-2	Not permitted	See permitted Temporary Signs
B-1, B-2, B-2A, B-2B, OS	See item (h) below	See Interior Business Signs
B-3, B-3A, B-3B	30%	

7.1(4)(h) In the B-1, B-2, B-2A, B-2B and OS Zoning Districts, buildings are permitted a maximum of one six (6) square foot, changeable-message-area sign per building entrance to provide upper floor directories, restaurant menus, and the like.

**6. Amend Section 7.1(3) Promotional event Signs, eliminating item (c)**

Signs for advertising short term sales, promotions or special events, are allowed on private property within the City of Petoskey only under the following conditions:

- a. A permit shall be required to display any promotional event sign. The permit application shall specify dates of display and a mock-up of the proposed sign and sign placement.
- b. Display period cannot exceed 14 days in a 120 day period.
- c. ~~Promotional event signs of non-profit organizations such as museums, churches and public service organizations that use the signs to inform the public of a public exhibition or public event, may be permitted by the Sign Committee, upon application, to be displayed up to two weeks before and during the public exhibition or event and must be removed within two (2) days after the end of the public exhibition or event.~~
- d. A promotional event sign, whether a banner or other, shall not exceed thirty-two (32) square feet or 20 feet in length; sign may be double-sided.
- e. No more than two (2) signs shall be displayed on any property or parcel at one time and shall not be placed within the vision clearance area as defined in section 1714 of the Zoning Ordinance.
- f. If building mounted, these signs shall be flat wall signs and shall not project above the roof line. If ground-mounted, the top of the sign shall be no more than eight (8) feet above ground level.
- g. Promotional event signs shall be removed within two (2) days of the conclusion of the event.



# City of Petoskey

# Agenda Memo

**BOARD:** Planning Commission

**MEETING DATE:** June 12, 2014

**DATE PREPARED:** June 3, 2014

**AGENDA SUBJECT:** Master Plan Review - Chapters 8 and 9

**RECOMMENDATION:** Review/ Discuss

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The Commission will review Chapters 8 Intergovernmental Cooperation and Chapter 9 Implementation. Please review the chapter and bring your copy of the plan to the meeting.

Enclosed is Table 9.1 with status notations under the plan-proposed implementation timeline (P= progress made; C= Complete; NP = No progress made).



**Table 9.1  
Implementation Strategies Timetable**

	<b>Plan Element(s)</b>	<b>Recommendation</b>	<b>Responsible Parties/ Participating Partners</b>	<b>Implementation Timeframe</b>
1	Historic, Cultural, Natural Resources	Explore public purchase and private donation of façade easements and air rights for significant community structures	City Staff, Downtown Management Board, State Historic Preservation Office	2011-2013 NP
2	Historic Resources/ Housing and Neighborhoods/ Economic Development	Promote the use of federal and state rehabilitation tax credits to encourage historically accurate rehabilitation projects	City Staff, Downtown Management Board, State Historic Preservation Office	On-going P
3	Historic, Cultural Resources/ Economic Development	Work with the Little Traverse Historical Society to develop exhibits and events that promote community heritage	City Staff, Historical Society, Chamber of Commerce, Crooked Tree Arts Council	On-going P
4	Historic, Cultural Resources/ Economic Development/ Transportation	Develop the Greenway Corridor Plan improvements through Pennsylvania Park to include use of a passenger trolley and a multi-use trail	Michigan Department of Transportation (MDOT), City, Downtown Management Board	2014-2016 P
5	Historic and Cultural Resources	Develop/ compile informational resources to promote/ advocate for appropriate historic building renovations.	City Staff	2011 P
6	Cultural Resources/ Community Facilities	Work with the Crooked Tree Arts Council (CTAC) on the development of any needed ancillary facilities for cultural performances	CTAC Staff, Planning Commission, City Staff	2010-2020 P

	<b>Plan Element(s)</b>	<b>Recommendation</b>	<b>Responsible Parties/ Participating Partners</b>	<b>Implementation Timeframe</b>
7	Cultural Resources/ Economic Development	Assist in the dissemination of cultural event information such as a Web-based community calendar	City, Chamber of Commerce, Convention and Visitors Bureau, Area Hospitality Businesses, Library, Schools	On-going C
8	Cultural Resources	Work with the CTAC to identify locations and funding for public art throughout the community	City Staff, Crooked Tree Arts Council, Civic Groups, Chamber of Commerce	2009-2011 NP
9	Cultural Resources	Explore the possibility of a “percent for art” ordinance to provide annual funding for public art	City, Crooked Tree Arts Council	2012-2014 NP
10	Natural Resources	Complete and implement the City’s Wellhead Protection Plan;	City Staff	2009-2010 P
11	Natural Resources/ Community Facilities	Implement the City 2008-2012 Parks and Recreation Master Plan and update every five years	City Staff	2012, 2017 C
12	Natural Resources/ Intergovernmental Cooperation	Seek additional intergovernmental agreements with adjoining communities to protect open space	City, Bear Creek, Resort Townships	2009-2011 NP
13	Natural Resources/ Community Utilities, Facilities and Services	Continue to implement the Little Traverse Bay Watershed Protection Plan in conjunction with the Little Traverse Bay Watershed Protection Project Advisory Committee and Tip of the Mitt Watershed Council	City, Home and Business Owners, Watershed Council, other governmental jurisdictions	On-going P
14	Natural Resources/ Community Facilities	Incorporate Winter City considerations into updated ordinances, public works projects and park design	City Staff	On-going P

	<b>Plan Element(s)</b>	<b>Recommendation</b>	<b>Responsible Parties/ Participating Partners</b>	<b>Implementation Timeframe</b>
15	Natural Resources/ Economic Development/ Community Utilities, Facilities and Services/ Intergovernmental Cooperation	Work with the Michigan Public Power Association (MPPA) and other jurisdictions to develop and utilize alternative, renewable energy resources	City Staff, Northern Lakes Economic Alliance, Northwest Michigan Council of Governments, NCMC	2009-2013 P
16	Natural Resources/ Community Utilities, Facilities and Services/ Economic Development	Develop a City energy policy	City, Chamber of Commerce, Northern Lakes Economic Alliance	2009-2010 NP
17	Natural Resources/ Housing and Neighborhoods	Accelerate neighborhood and corridor tree-planting to enhance the tree canopy of neighborhoods; Use native species where feasible	City staff	On-going
18	Natural Resources/ Community Utilities, Facilities and Services/ Economic Development	Install state-of-the-art drinking water and waste water infrastructure	City	2013-2016 P
19	Natural Resources/ Community Utilities, Facilities and Services/ Economic Development	Develop a City Sustainability Plan that incorporates goals, strategies and indicators of how the four sustainability objectives will be addressed in the City	City staff, Planning Commission, Citizens	2009-2010 NP
20	Community Utilities, Facilities, Services/ Intergovernmental Cooperation	Seek additional intergovernmental agreements with adjoining communities to provide the most efficient and cost-effective delivery of public services and facilities	City staff	On-going P
21	Community Utilities, Facilities, Services	Update the City's Capital Improvements Program in order to effectively plan for facility improvements and manage	City Staff, Planning Commission	Annually C

		debt capacity for large projects		
	<b>Plan Element(s)</b>	<b>Recommendation</b>	<b>Responsible Parties/ Participating Partners</b>	<b>Implementation Timeframe</b>
22	Community Utilities, Facilities, Services/ Transportation/ Housing and Neighborhoods	Update the sidewalk maintenance and installation plan	City Staff	2009-2010 C
23	Community Utilities, Facilities, Services/ Transportation/ Housing and Neighborhoods	Implement the sidewalk maintenance and installation plan	City Staff	On-going P
24	Transportation	Extend Atkins Road westerly to connect to Howard Street	City, College	2010-2015 C
25	Transportation	Connect Howard Street to Standish Avenue via the Grimes Avenue right of way or other route that would not require an additional river crossing for access to traffic from the south	City	2012-2016 P
26	Transportation/ Economic Development	Realign Jackson Street to intersect with Greenwood Road at Charlevoix Avenue and signalize the intersection	City, Northern Michigan Regional Hospital, MDOT	2010-2015 NP
27	Transportation/ Economic Development	Create a US 31 Corridor Improvement Authority under P.A. 280 of 2005 to develop and implement a plan for landscaping, traffic calming and pedestrian crossing improvements to the West Mitchell Street Corridor. Also explore an Authority along the Charlevoix Avenue and Spring Street Corridors	City, Bear Creek Township, Resort Township, Emmet County, Emmet County Road Commission	2010-2012 P



28	Transportation	Extend McDougal Road north to intersect with Northmen Drive.	City, Public Schools of Petoskey	2010-2015 NP
	<b>Plan Element(s)</b>	<b>Recommendation</b>	<b>Responsible Parties/ Participating Partners</b>	<b>Implementation Timeframe</b>
29	Transportation/ Community Utilities, Facilities, Services	Develop/ maintain a roadway pavement standards program based on functional classifications. Evaluate the program with respect to necessary programming and budget on a regular basis	City Staff	On-going P
30	Transportation/ Economic Development/ Cultural Resources	Explore possibilities of a Little Traverse Bay ferry for commuters and visitors	Chamber of Commerce, City	2012-2013 NP
31	Transportation/ Natural Resources	Work with area organizations, schools and businesses to create events such as "Walk or Bike to School Day" and "Bike to Work Week" to promote alternatives to automobile travel. The Traverse City Smart Commute Week is an example and provides a cookbook for other communities to follow.	City, School District, Top of Michigan Trails Council, Chamber of Commerce, Major Employers, NCMC	2009-2010  C
32	Transportation/ Natural Resources	Install bike racks community wide	City	2009-2013 P
33	Transportation	Develop an incentive program to promote use of North Central Michigan College (NCMC) parking lot for downtown employees during the summer	Chamber of Commerce Downtown Parking Division, NCMC	2010-2011 NP
34	Transportation/ Natural Resources	Work with schools to develop a "walking school bus" for children as an alternative to	School District, City, Parents	2009 P

		having parents drive children to school		
	<b>Plan Element(s)</b>	<b>Recommendation</b>	<b>Responsible Parties/ Participating Partners</b>	<b>Implementation Timeframe</b>
35	Transportation/ Natural Resources/ Economic Development/ Intergovernmental Cooperation	Continue to work jointly with area communities to develop a regional multi-modal transportation system	All area governments and existing transit providers	2009-2030  P
36	Transportation/ Natural Resources/ Community Utilities, Facilities, Services	Designate on-street bike routes	City	2009-2010 P
37	Housing and Neighborhoods/ Economic Development	Develop a housing plan that addresses the needs of the service industry including part-year employees, young families and the elderly	City, Northern Homes CDC, Chamber of Commerce	2009-2010 NP
38	Housing and Neighborhoods/ Historic Resources	Investigate the creation of a local historic district for all or parts of the East Mitchell National Register district and other neighborhoods, to ensure historic integrity of neighborhoods is maintained	City, Neighborhood Residents	2010 NP
39	Housing and Neighborhoods	Develop landlord resources such as tenant screening assistance, revolving loan fund for building improvements, and management assistance	City, Realtors, Landlords	2011 NP

40	Housing and Neighborhoods	Develop a program for residents who wish to establish neighborhood associations	City	2009-2010 P
	<b>Plan Element(s)</b>	<b>Recommendation</b>	<b>Responsible Parties/ Participating Partners</b>	<b>Implementation Timeframe</b>
41	Housing and Neighborhoods/ Transportation	Work with the MDOT to improve pedestrian amenities along US 31 and 131	City, MDOT	2009-2012 P
42	Housing and Neighborhoods/ Economic Development	Promote and facilitate the development of residential uses of upper stories in the Urban Core/ Central Business District	City, DMB	On-going P
43	Housing and Neighborhoods/ Economic Development	Work with organizations such as the Northern Homes Community Development Corporation to develop affordable housing ownership options within the City	City, Northern Homes Community Development Corporation, Habitat for Humanity, Banks	2009-2012 P
44	Economic Development	Implement the 2007 Petoskey Downtown Blueprint	City, Downtown Management Board, Downtown Businesses and Property Owners	2009-2013 C
45	Economic Development/ Intergovernmental Cooperation	Work with area local governments, businesses and organizations to develop community-wide broadband communications	Area governments and schools, communications providers, Chamber of Commerce, Northern Lakes Economic Alliance	2009-2012 P
46	Economic Development	Work with the Chamber of Commerce to support further development and growth of small, entrepreneurial businesses and retention/attraction of young professionals	City, Chamber of Commerce	On-going P
47	Economic Development	Work with Northern Michigan Regional Hospital, area physicians and Northern	Northern Michigan Regional Hospital, Area Physicians, Northern	On-going NP

		Lakes Economic Alliance to promote medical-related business opportunities	Lakes Economic Alliance, County Economic Development Corp.	
	<b>Plan Element(s)</b>	<b>Recommendation</b>	<b>Responsible Parties/ Participating Partners</b>	<b>Implementation Timeframe</b>
48	Economic Development/ Cultural Resources	Work with the Crooked Tree Arts Council and area arts groups to grow the arts community into a larger tourist draw (e.g., Stratford, Ontario's focus on theater)	CTAC, Little Traverse Civic Theater, Great Lakes Chamber Orchestra	On-going
49	Economic Development	Work with Northern Lakes Economic Alliance and the Chamber of Commerce on business and industry retention efforts	City Staff	On-going P
50	Economic Development	Develop Winter City events to increase activity for the tourist economy	City Staff, DMB Board, Chamber of Commerce Staff and Committees	2010 P
51	Economic Development/ Housing and Neighborhoods	Create redevelopment concept plans for former industrial sites that will enhance neighborhoods with a mix of housing and business incubator spaces.	City, Planning Commission, property owners	2010-2013 NP
52	Economic Development/ Housing and Neighborhoods	Continue to upgrade infrastructure and streetscapes of neighborhood commercial areas while protecting the predominantly residential character.	City	On-going P
53	Economic Development/ Intergovernmental Cooperation	Work with educational institutions to ensure quality local education and life-long learning opportunities	City, Petoskey Public Schools Staff, North Central Michigan College Staff	On-going P
54	Economic Development/ Transportation	Construct roadway projects that will improve access to the North Central Michigan College and Northern Michigan Regional Hospital	City	2010-2020 P

55	Economic Development	Work with North Central Michigan College on development of a university center at the Petoskey campus	City, NCMC, Chamber of Commerce, Northern Lakes Economic Alliance	2009-2010 C
	<b>Plan Element(s)</b>	<b>Recommendation</b>	<b>Responsible Parties/ Participating Partners</b>	<b>Implementation Timeframe</b>
56	Economic Development/ Transportation	Continue to develop a multi-modal transportation system including improvements to roads, trails, sidewalks and rail infrastructure that will support and enhance economic development	City, County, Townships, LTBB Odawa Indians	On-going P
57	Economic Development/ Transportation	Continue to work with the Harbor Springs Airport Authority and Pellston Regional Airport to ensure access to area for business and visitors	City, County, Area local Governments and Businesses	On-going P
58	Land Use	Develop and adopt a zoning ordinance that incorporates community-wide form standards and architectural standards where needed;	City Staff, Planning Commission and City Council	2009-2010 P
59	Land Use/Economic Development	Work with existing businesses to identify needs and expansion possibilities	City, Northern Lakes Economic Alliance, Chamber of Commerce	On-going P
60	Intergovernmental Cooperation	Expand the use of shared facilities and the coordination of services provided by local governments and educational institutions	City, Bear Creek and Resort Townships, County, County Road Commission, Public Schools of Petoskey, NCMC	On-going P
61	Intergovernmental Cooperation	Continue to support regional organizations that enhance the area quality of life such as the Chamber of Commerce, Harbor-	City	On-going P

		Petoskey Area Airport Authority, and Northern Lakes Economic Alliance		
	<b>Plan Element(s)</b>	<b>Recommendation</b>	<b>Responsible Parties/ Participating Partners</b>	<b>Implementation Timeframe</b>
62	Intergovernmental Cooperation	Expand the use of intergovernmental service agreements when new or existing development in one jurisdiction may be most efficiently and cost-effectively served by another entity's facilities.	City, Bear Creek and Resort Townships, LTBB Odawa Indians	On-going
63	Intergovernmental Cooperation	Establish a District Library	Public Library, City, Townships	2009-2010 C
64	Intergovernmental Cooperation	Explore the use of a joint corridor TIFA with adjoining townships for US 31 North and South and US 131 South	City, Bear Creek and Resort Townships	2010-2013 P
65	Intergovernmental Cooperation	Explore the formation of a regional housing authority	City, Bear Creek and Resort Townships	2009-2011 NP
66	Intergovernmental Cooperation	Explore the creation of a regional recreation authority	City, Bear Creek and Resort Townships	2011-2012 NP