



City of Petoskey

PLANNING COMMISSION

August 21, 2014

The regular meeting of the City of Petoskey Planning Commission was held in the City Hall Community Room, Petoskey, Michigan, on Thursday, August 21, 2014. Roll was called at 7:00 P.M. and the following were:

Present: Gary Greenwell, Chairperson
Dana Andrews
James Holmes
Elizabeth Looze
Emily Meyerson
Cynthia Linn Robson
Eric Yetter

Absent: Dean D. Burns
Rick Neumann

Staff: Amy Tweeten, City Planner
Alan Terry, Acting City Manager
Mike Robbins, Director of Public Works

Also Present: Pat Cormican
Jack Van Treese

Upon motion and support, the minutes of the June 12 meeting were approved.

Schedule public hearing on rezoning request for 101 Lewis Street

Staff provided an overview of the reason for the request as the parcel is part of two zoning districts which was discovered when the B-2A District was created. The boundary of the Central Business District was the centerline of Rose Street, which happens to bisect the Penn Plaza parcel. Mr. Pat Cormican, representative of the owner, stated that they don't know how the rezoning to Park Reserve happened and believe it was done improperly. They would rather have the zoning changed administratively. Staff explained that to rezone property there is a legal process that has to be followed and assumes this was done back in 1997, but the only way to change the zoning now is to follow the proper procedure; staff cannot simply change the zoning.

Commissioners asked about the parking area agreement and for clarification that the issue is not the property ownership but zoning. Staff summarized that there was a license in place that allowed public use of these spaces after business hours and in exchange the spaces are maintained by the City; The agreement can be discontinued with a 30 day notice to the City. There is no question on ownership, just the parcel zoning and a rezoning has a legal process that must be followed.

At this time, Commission Meyerson made a motion to schedule a public hearing for the next regular Planning Commission. Support for the motion was by Commissioner Andrews; motion carried 7-0.

Review and Action on 2014-2019 Capital Improvements Plan

Staff provided an overview of the five-year capital expenditure plan, highlighting the major projects planned for each year as well as needed projects that do not currently have funding identified.

Commissioners inquired about the new location for the salt shed and what would be done with the land where they are currently located, and about the need for the trolley and trolley barn. Mike Robbins, Director of Public Works responded that the salt sheds will be relocated to the north side of Sheridan Street adjacent to the DPW storage yard and that the Bear River Valley Plan for the area south of Sheridan Street showed additional parking for the park.

At this time, Commissioner Meyerson made a motion, with support from Commissioner Andrews, to accept the 2015-2019 Capital Improvements Plan and forward it to City Council; the motion carried 7-0.

Action on a Special Condition Use and Site Plan for 1225 Northmen Drive

Staff brought the site plan to the attention of the Commission because six months had passed since the public hearing and postponement on action, but no further information or updates had been received. An approved plan for which no work had commenced would have lapsed in this timeframe.

After discussing the case status, a motion was made to postpone action until the September 18 Commission meeting, when the applicant needs to provide either a letter of withdrawal or the additional information requested by the Commission at the February 20th meeting; motion carried 7-0.

Review of the Master Plan 2014 Update

The Commission had reviewed the plan over several months, recommending several updates. The updated version was presented to the Commission. Commissioners discussed changes to Chapter 4 Transportation and specifically Table 4.1 and Figure 4.1. Staff noted that the language in the table duplicates the definition changes made to the Zoning Ordinance, however, additional district language changes will need to be made to eliminate the confusing terms "major or collector thoroughfare." Discussion also occurred on Chapter 6 Economic Development with discussion on what more the City should be doing to get properties redeveloped. A recommendation was made to amend strategy #10 to read: Create redevelopment concept plans and feasibility studies for former industrial sites that will enhance neighborhoods with a mix of housing and business incubator spaces."

Commissioners would like to offer holding a joint meeting with Council to discuss the plan updates. A motion was then made by Commissioner Meyerson, with support by Commissioner Holmes to forward the amended plan to City Council for its review and approval of distribution to entities required by the Planning Enabling Act; Motion carried 7-0.

Updates

Staff updated the Commission on changes to the Sign Ordinance City Council made regarding murals and on upcoming MDOT projects on Charlevoix Avenue (2015) and Bay View Avenue (2018). The Commission was also updated on the Zoning Board of Appeals discussion on fence regulations for corner-front yard fences, with their decision to not recommend further review at this time.

Meeting adjourned at 8:48 p.m.