



City of Petoskey

PLANNING COMMISSION

October 16, 2014

The regular meeting of the City of Petoskey Planning Commission was held in the City Hall Community Room, Petoskey, Michigan, on Thursday, October 16, 2014. Roll was called at 7:02 P.M. and the following were:

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

Absent: Emily Meyerson

Staff: Amy Tweeten, City Planner

Also Present: Vince Saturbane, 6113 Coastal Cliffs Court

Upon motion and support, the minutes of the September 18, 2014 meeting were approved with correction and Commissioner Burns abstaining as he was absent from the meeting.

Parking Plan for 507 Waukazoo Avenue

Staff provided an overview of the request, noting that the outstanding issue was storm water runoff from the impervious area.

Vince Saturbane spoke on behalf of Ms. Lamb, showing a photo of the parking area that had been there previously and noting the issue of lot slope. He did not know that it was feasible to have the water directed to the grass lawn due to the slope; pointed out the slope of the existing parking area only allowing cars to park at the very top; that they would like to make the parking area more even; that they have concerns with snow plowing so the shrubs could be a problem; that they could park on the street instead of going to the expense of putting in on-site parking if engineering were to increase the costs; that they didn't know what was below the existing concrete.

Commissioner Burns stated that the water had to be retained on the property and recommended that Mr. Saturbane speak with the Tip of the Mitt Watershed Council on how to handle storm water.

Chairman Greenwell asked whether the plan should be reviewed without engineered drawings to indicate site slope and how the water would be handled and was hesitant to take action without an engineered plan. Staff responded that it is typically Public Works that reviews and approves storm water plans, so with the condition provided, Bill LaCross would have the authority to require drawings to review.

Commissioner Yetter explained that management of storm water is a mandate for the Commission and also recommended that he have the Tip of the Mitt look at the parking area for suggestions on how to address runoff.

Commissioner Neumann suggested use of alternative paving materials such as pavers, and that since they are redoing the upper area, perhaps a planting strip could be put in to receive water.

At this time, Commissioner Burns made a motion to postpone the request to the next meeting to provide the applicant time to develop a plan for storm water; motion was supported by Commissioner Robson who noted that provision of an engineered drawing is typical.

Commissioner Looze stated that the shrubs for screening were not optional and that she did not see a reason to postpone action if the motion required approval of storm water by DPW.

Commissioner Holmes noted that the snow can be blown over the shrubs instead of plowed into them.

Commissioner Neumann felt that the scale of the project was small enough that he was comfortable with the condition of storm water approval by DPW.

At this time a vote was taken, with the motion failing on a 2-6 vote; Commissioners Andrews, Greenwell, Holmes, Looze, Neumann and Yetter voting against.

Commissioner Andrews then made a motion to approve the plan with the condition that a storm water plan be approved by the Department of Public Works, pending any engineered drawings they need to have submitted for review; support for the motion was by Commissioner Neumann.

Commissioner Greenwell stated that he felt it was a very poor and incomplete plan.

The motion carried on a 7-1 vote, Commissioner Burns voting against.

The Commission then discussed inconsistencies with requirements for parking plans what the threshold should be for requiring engineered drawings. Conversation will continue as no consensus was reached.

Resolution of Support for the proposed Charlevoix Avenue lane configuration

Staff provided an overview of the current concept for Charlevoix Avenue and where it reflects the approved access management plan.

Commissioners felt the sidewalk should be extended to Eppler Road, both for pedestrians and for bikes if there is no longer a bike lane.

Commissioner Burns made a motion to approve a resolution of support that included sidewalk along the south side of Charlevoix Avenue from McDowell Street to Eppler Road as follows:

WHEREAS, the City of Petoskey Planning Commission worked closely with the Michigan Department of Transportation (MDOT) to develop the US 31 Access Management Plan; and

WHEREAS, the purpose of the plan was to improve safety for vehicles and pedestrians on this State Trunkline; and

WHEREAS, on July 21, 2011, the Petoskey Planning Commission approved Segments 1-3 of the US 31 Access Management Plan with suggested modifications including sidewalk on the south side of US 31 along the Emmet County Fairgrounds; and

WHEREAS, MDOT will be reconstructing Charlevoix Avenue in 2015 and has developed a conceptual design for the roadway that is consistent with the adopted US 31 Access Management Plan.

NOW, THEREFORE, BE IT RESOLVED that the City of Petoskey Planning Commission supports the conceptual design of US 31 between Eppler Road and US 131 that is enclosed with this resolution, with the addition of sidewalk extension on the south side of US 31 to Eppler Road.

Support for the motion was made by Commissioner Robson.

Commissioners noted their concerns on how it would operate to which staff noted that it is MDOTs highway and their responsibility to do the studies and show the road will continue to function satisfactorily to the public, but that the concept is consistent with what the City, County, Bear Creek Township and Emmet County Road Commission worked on to improve safety of the road through the access management plan process. Not everything in the plan is shown in the concept, but the major components of a center turn lane, sidewalks, removed or reduced curb cuts are all included. MDOT wants to be sure the City is supportive of the changes, or they could just reconstruct it as is. Overall, Commissioners agreed that there would be a calming effect of a single travel lane in each direction.

The motion carried on a 7-1 vote, with Commissioner Holmes voting against.

Discussion of single family districts

Staff corrected the ratio in the agenda memo for lot coverage on the paragraph below the chart to 33%.

The Commission discussed whether an increase in lot coverage is warranted based on the lifestyle and preferences of residents today; standard footprints of two car garages and first floor living space; use of residential space for home offices; whether the R2 and R3 should allow higher lot coverage or only for non-conforming lots; the question of lot coverage based on impervious area versus structures and need to be concerned with storm water; the trend to allowing increased density in urban areas; and the desire to have people invest in the community by improving their houses.

It was noted that allowing a 35% lot coverage in the R3 Single Family district would be a 2100 square foot coverage versus the current 1800.

Commissioner Robson stated her concern of having overbuilt neighborhoods, noting some recent house additions on Grove and State Streets, and that she would want to have a visual that would show how a change would look when built out.

Staff will provide addresses of past ZBA lot coverage variances for Commissioners to see.

Updates

As Council would like a joint meeting to discuss the master plan update, a date of November 13 was discussed; staff will see if that would work for Council.

Staff noted that John Scholten will be attending the City Council meeting on Monday night to give a presentation on the Petoskey Community Sports Complex.

Commissioners said they enjoyed the tours and Commissioner Holmes gave an overview of the Bear Creek and Emmet County meetings he had attended when Circuit Controls was going through the approval process.

Meeting adjourned at 9:10 P.M.

Minutes reviewed by Gary Greenwell