



PLANNING COMMISSION

March 20, 2014

A regular 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 7:00 P.M. and the following were:

Present: Gary Greenwell, Chair
Dana Andrews
James Holmes
Elizabeth Looze
Emily Meyerson
Rick Neumann
Eric Yetter

Absent: Dean D. Burns
Cynthia Linn Robson

Staff: Amy Tweeten, City Planner

Upon motion and support, the minutes of the February 20, 2014 meeting were approved.

Proposed Sign Ordinance Amendments

Staff reviewed the proposed changes, beginning with the background on historic signs. The Commission concurred with the proposed changes of the Sign Committee, including the allowance for historic signs to be reinstalled upon review of the Commission and not exceeding total signage allowance by more than 25%. The language for historical markers was amended to exclude cornerstones, date stones or other features integral to the architecture from the review requirement.

The Commission concurred with the recommended changes to institutional uses in residential districts, the calculation of ground-floor wall area, and the elimination of the exception for non-profit organizations to exceed a 15 day display period for promotional event signs.

Discussion then turned to free-standing signs in the B-3 General Business District and the Commission concurred with the recommendation that free-standing signs in the B3 District have the same dimensional restrictions as the B-3A and B-3B; that the allowance of up to an additional 12 square feet for buildings with four or more tenants should apply to all districts; and that the allowance to request an additional 25% under special condition signs should continue. After discussion of sign setbacks, the Commission decided not to add language.

Sign regulations for the new districts – B-2A and B-2B will correspond to the B-2 District Requirements.

The Commission had also asked staff at the March 13 meeting to develop Sign Ordinance Language that would remove murals from review. The definition proposed was:

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.

The Commission agreed with this definition and discussed whether any group or body should review. The Commission ultimately modified regulation language in Section 6.1 Permitted Permanent Signs to add murals to those signs that do not require permits for installation.

Staff will make the discussed modifications and bring back to the Commission.

Updates

Council would like the Commission to move ahead with the hotel definition change as part of the regulation for vacation rentals. The new definition will read:

Hotel: Any building, structure or part thereof, including a Dwelling Unit, which is used primarily for paid public lodging on a transient basis. For purposes of this definition, the word transient means occupancy for less than thirty (30) consecutive days.

As the only other remaining changes were street definitions, staff presented some proposed language which was then modified to read:

Street, Local: A street that primarily accesses individual properties and homes (e.g. Morgan Street, Grove Street, Summit Street, Lockwood Avenue) .

Street, Collector: A street that serves as a link between local and minor arterial streets (e.g., Howard Street, Kalamazoo Avenue, Lake Street, Jennings Avenue).

Street, Minor Arterial: A street with primary function to move traffic between principal arterials and local streets and between major parts of the city such as neighborhoods, employment and shopping. It also provides important roadway links into the city and to major activity areas and are considered secondary gateways (e.g., East Mitchell Street, Emmet Street, and Sheridan Street, Atkins Street).

Street, Principal Arterial: A road that generally carries long distance, through-travel and provides access to important traffic generators, such as employment centers and shopping areas. These are important routes through the city and are also primary entrances or gateways from outlying areas (e.g., US 31 and US 131.)

Staff asked whether the Commission would be willing to hold a hearing with the other ordinance changes on April 10. The Commission felt that holding a hearing on these changes could complicate the other language, but agreed to hold a hearing on definitions at its April 17 meeting.

Meeting adjourned at 9:15 p.m.

Minutes reviewed and approved by Emily Meyerson, Vice Chair