



# City of Petoskey

## PLANNING COMMISSION

November 20, 2014

A regular meeting of the City of Petoskey Planning Commission was held in the City Hall Community Room, Petoskey, Michigan, on Thursday, November 20, 2014. Roll was called at 7:00 P.M. and the following were:

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

Staff: Amy Tweeten, City Planner

Also Present: Marie Law, 209 Summit Street  
Mike Pattullo, 101 Lewis Street

Upon motion and support, the minutes of the October 16, 2014 meeting were approved. Chairman Greenwell noted that action on agenda item 3(b), action on a sign plan for 100 Lewis Street would be postponed until a future meeting.

### **Action on a Sign Plan for 200 E. Lake Street**

Staff provided an overview of the request for temporary signs that there would be two real estate signs that would be 8 feet in height and 20 square feet in area, and one of the signs would be replaced with a sign of 8 feet in height and 50 square feet in area when construction commenced.. Commissioners asked for clarification that one of the real estate signs would be removed, to which Ms. Law responded affirmatively. Upon motion made and supported the request was approved as presented.

### **Review and Schedule a Public Hearing on a Zoning Amendment Request for 725 Harbor Watch Drive.**

Staff summarized the request to add four additional first-floor, one bedroom units to the existing mixed-use building, decreasing the originally approved commercial space by approximately 3,100 square feet.

Mike Pattullo, Shorline Architecture, noted there would be no change in the building footprint and it would decrease the density of the building. Upon Commissioner questioning, he noted that there may be some façade changes to allow for first floor patios that could encroach into

the parking area. He further noted that the middle portion of the first floor would now be commercial space for residents, with the remaining third to be available for lease. Commissioners inquired about parking needs and that information on spaces used for patios and employees should be provided.

At this time, a motion was made and supported to schedule a public hearing on the PUD Final Plan Amendment for December 18, 2014; motion carried 9-0.

### **Schedule a Public Hearing on the Master Plan Update**

Staff explained that the end of the comment period for surrounding jurisdictions would be on November 22<sup>nd</sup> and that a hearing could be scheduled for December but that the Commission may wish to postpone action until a joint meeting with City Council could be held. A motion was made and supported to schedule a public hearing on the update at the December 18 meeting; motion carried 9-0.

### **Discussion of Single Family Districts**

The Commission continued its discussion on single family district regulations. To date, direction has been given to staff on home occupations, lot coverage and accessory building setbacks that will need language drafting. The Commission touched briefly on accessory dwelling units at its November 13 meeting, but staff needs further direction before drafting possible language. Commissioners felt that accessory units, or garages with accessory living space, should have larger setbacks than a simple storage garage (5 foot side yard or rear-yard versus current 3 foot), that units should meet current construction codes; that the level of approval (administrative or special condition) would depend on what conditions were applied. Concerns were raised about differing impacts of attached versus detached accessory units, increasing the number of rental units in a neighborhood, and how a requirement for one of the units being owner-occupied could be enforced. Staff will work on language and bring back to the Commission.

The commission then reviewed the special condition uses, reaffirming previous changes and clarified the language for non-public recreational areas and facilities to:

Non-public recreational areas and recreation facilities when not operated for profit and primarily intended to serve residents of a planned development.

### **Updates**

Staff updated the Commission on the Emmet Streetscape Project.

The meeting then adjourned at 8:40 p.m.

Reviewed by Emily Meyerson, Vice Chairperson/ Secretary