



City of Petoskey

PLANNING COMMISSION

December 18, 2014

A regular meeting of the City of Petoskey Planning Commission was held in the City Hall Community Room, Petoskey, Michigan, on Thursday, December 18, 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
Rick Neumann
Cynthia Linn Robson
Eric Yetter

Absent: Emily Meyerson

Staff: Amy Tweeten, City Planner
Lisa Denoyer, Administrative Assistant

Also Present: Logun Carlson, 3050 Maple Ridge Road
Raylyn Logan, 7365 Cheboygan, Alanson
Mike Pattullo, 101 Lewis Street
Larry Rellinger, 430 East Lake Street
Joyce Schubur, 7365 Cheboygan, Alanson

Upon motion and support, the minutes of the October 16, 2014 and November 20, 2014 regular meetings were approved. Minutes from the November 13, 2014 special meeting were approved with corrections.

Public Hearing on a Zoning Amendment Request for 725 Harbor Watch Drive

Staff gave a brief history on the development of the Villas at Harbor Watch and reviewed the request to amend the final plan to add four additional first floor units for an independent living facility, make minor changes to the exterior of the building and change the curb line to allow for patio areas outside of the four new units.

Mike Patullo, Shoreline Architecture Design, 101 Lewis Street, commented that the most critical part of the proposed changes is the reduction of density of the site. Parking will provide for one parking space per unit with additional parking available in the garages at the west end of the property, which were not included in the overall parking count, and an additional 15% more parking for visitors.

At this time the hearing was opened for public comment. There being no public comments, the public hearing was closed.

Commissioner Neumann asked if the garage buildings went with the development to which Mr. Patullo responded that they did. Mr. Neumann then commented that he felt that the proposed changes would be a great reuse of the building and saw no issues with the requested changes.

Commissioner Robson asked if; the grade along the south side would be leveled off to lessen the drop-off, the proposed crosswalk would be raised and curbed or better defined, the sidewalk along the south side of the building could continue beyond the bump-out area and if the proposed changes included changing the windows out completely.

Mr. Patullo commented that; stairs would be added and there will be a gradual grade change down toward the kitchen door, the crosswalk would not be curbed because it is actually a divider between two handicap spaces, the bump-out area is a service area and there is no existing sidewalk but that residents could use the new west entrance to avoid having to walk around the building and that some of the windows would be taken out, some would be replaced with windows of the same size and shape and that some egress windows would be added in the office areas.

Commissioner Burns asked what the current use or occupancy level of the upper garages was and if they have been leased out.

Mr. Patullo commented that the garages are empty and are not being leased to anyone and the space above the garages is used for storage.

Commissioner Yetter inquired about landscaping improvements and commented that he felt it was a great use and the decreased density would be great.

Mr. Patullo commented that the landscaping will get a makeover and will be cleaned up a bit.

Commissioner Andrews asked if any consideration was made for public transit increase and public transportation use and how entering and exiting from the property from Harbor Watch Drive would work and if there was enough room to loop around the building, and if there was an expectation of pedestrian traffic to the Friendship Center during daytime hours.

Mr. Patullo responded that it had not been addressed yet and that existing cuts in the medians would make turns easy for transit buses and that eventually they would like to put in a porte cochere in the front of the building for pick-ups and drop-offs. He also commented that they had not discussed pedestrian traffic walking that far and would presume that they would either drive or take a shuttle but that there is a connector on the southeast corner of the property to get to the sidewalk should they choose to walk there.

Commissioner Looze inquired about the size of the patios and what the background and purpose of them was as they are adjacent to the parking lot.

Mr. Patullo commented that the patios would be 6' x 8' and that all of the upper units have small decks and they didn't want the lower units to be excluded from having that amenity. He also commented that there would be landscaping and screening to separate the patios from the parking area and traffic.

Commissioner Robson asked what was envisioned for landscaping between the patios and the parking area along the south side and if it would also be done along the north side.

Mr. Patullo commented that he was unsure as they have not yet done a landscape plan but imagined it would be something that would allow for year-round screening, possibly a 4' high

evergreen or something like that and that it would only be done on the south side around the patios and the north side will most likely have potted plants along the sidewalk area.

Commissioner Holmes asked if there would be any changes in the existing lighting on the site to which Mr. Patullo responded that there would not.

Commissioner Greenwell asked if the dumpster was enclosed to which Mr. Patullo responded that it was.

At this time, Commissioner Burns made a motion, seconded by Commissioner Andrews, to recommend approval of the final plan amendment of an increase of 4 residential units for an age-restricted independent living facility to City Council. The motion carried 8-0.

Public Hearing on the Master Plan Update

Staff reviewed updates and changes that were made to the Master Plan that included; Census Data Updates (2010 Census and 2008-2012 ACS), updates to City data (e.g., water production, public safety calls, street and sidewalk miles), minor updates to goals, objectives and strategies to incorporate actions that may have been taken over the past five years and some additional narrative, goals and strategies changes.

At this time the hearing was opened for public comment. There being no public comments, the public hearing was closed.

Commissioners commented that they were all happy with the changes and updates that were made.

At this time, Commissioner Burns made a motion, seconded by Commissioner Robson, to postpone action until after a joint meeting with City Council. The motion carried 8-0.

2015 Meeting Schedule Options

Staff presented the Commission with two options for 2015 meetings. The first option was to keep the meeting schedule the same as recent years and the second option reduced the number of special meetings for code revision discussion and education from eight meetings per year to five.

The second meeting schedule was proposed; in hopes that the new approach of getting policy direction with staff drafting the language would streamline the process, because of the potential for special meetings to respond to the New Arlington Place submittals; and the need to address training requirements as the Planners Moments series will be discontinued.

Commissioner Andrews asked if there were other continuing education opportunities now that the Planners Moments series was being discontinued to which staff responded that there may be some local opportunities, but if not, then staff may bring someone in. There may also be the potential for webinar continuing educations opportunities as well.

At this time, Commissioner Neumann made a motion, seconded by Commissioner Looze, to adopt the second meeting schedule option. The motion carried 8-0.

Updates

Staff gave an update on the New Arlington Place and informed the Commission that they have set up a new website for the community to review.

Staff also informed the Commission that the Old Town Emmet Neighborhood Committee is working with the Land Bank Authority that owns property on Petoskey Street on a request for proposals to conceivably get market rate housing on the property.

Staff further informed the Commission that they will be conducting a courtesy review of the Petoskey Public School's new sports complex at their January 15th meeting, as well as review of Northmen Drive for recommendation to City Council for the drive to become a City street.

The meeting then adjourned at 8:07 P.M.

Reviewed by Gary Greenwell, Chairperson