



City of Petoskey

PLANNING COMMISSION

April 10, 2014

A special meeting of the City of Petoskey Planning Commission was held in the City Hall Community Room, Petoskey, Michigan, on Thursday, April 10, 2014. Roll was called at 7:03 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

Absent: Eric Yetter

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

Others Present: Joe Barbercheck, 413 Elizabeth
David Fershee, 331 Bay Street
Dean Fleury, 108 Michigan Street
Al Gruler, 125 Fulton Street
Elzena Windorfer, 319 Grove Street

Upon motion and support, the minutes of the March 13, 2014 meeting were approved with Commissioner Greenwell abstaining.

Public Hearing on the Proposed Zoning District and Text Amendments

Staff reviewed the proposed changes, maps and the intent of the changes and how they were compatible with the City's Master Plan.

At this time the meeting was opened for public comment.

Dean Fleury, 108 Michigan Street, commented that he disagreed that the proposed zoning changes to the Family Video lots would enhance the area and voiced concerns about traffic, especially at the intersection of Emmet and Mitchell Streets as it is already horrendous and walking is difficult, the potential noise and odor coming into the neighborhood from future developments, traffic in the alley from Elizabeth Street to the parking lot of Family Video, accidents at the intersection of Emmet and Michigan Streets, and the additional traffic that will be generated once Sunset Square is constructed. Mr. Fleury asked if there was a compelling reason to change the zoning now and not when the property at Sunset Square is developed and stated that he would like to see the alley closed but was not sure if other residents would want that as well and that he would like to see improvements/development of old hotel on the corner of Emmet and Michigan Streets.

Al Gruler, 125 Fulton Street, asked if an existing warehouse in the B-3 General Business District or I-1 Light Industrial District would require a special use permit or if it would be grandfathered into the new zoning district, to which the City Planner responded that it would be grandfathered.

Joe Barbercheck, 413 Elizabeth Street, commented that he agreed with Mr. Fleury's comments and asked if it might be possible to close the alley to vehicles and change it to a walking alley. Mr. Barbercheck also commented that the alley had been closed most of the winter due to snow accumulations and no one complained about it and voiced concerns about additional traffic that will be generated by new construction at Sunset Square.

Elzena Windorfer, 319 Grove Street, commented that her property abuts to the Post Office and asked what uses would be allowed in the proposed B-2B Mixed Use Corridor District.

The City Planner responded that the allowed uses would be single family, two family, and multi-family residences and the same commercial uses as in the Central Business District but in some ways less intensive uses than the current B-3 zoning.

There being no more public comment, the hearing was closed.

Commissioner Meyerson commented that; there were some good points made during public comment, the Commission cannot predict what will happen at Sunset Square, pedestrian crossing is a problem at the Mitchell Street/Emmet Street intersection but that there are plans to improve the intersection, that the job of the Commission is to look at the City as a whole and not just one property, and that site circulation issues would be addressed when a development was proposed.

The Commission and staff discussed approval processes in the B-2 Central Business District to which staff clarified that if a new building meets the form standards, no review by the Commission would be required.

Commissioner Neumann asked if tenants of rental properties on Michigan and Elizabeth Streets used the alley for parking and if there would be any benefit to closing the west end of the alley to reduce traffic. He also commented that he believed all four parcels at the entrance to downtown should be zoned the same as the rest of downtown and that the Downtown Management Board had done studies of the entrance to downtown and that they are planning to make pedestrian crossing improvements and there is a strong interest to improve the Mitchell/Emmet Street intersection as part of redeveloping that area and that traffic/pedestrian issues will be addressed.

Commissioner Robson commented that she understands that the Commission's goal is for a stronger entrance but feels for the residents in the area. Ms. Robson also commented that pedestrian use needs to be addressed when Sunset Square is developed, parking needs to be limited to cut down on vehicle ins and outs and asked staff if zoning the area as B-2A would soften the area.

Staff responded that the B-2A District has the same allowed uses as the B-2 District and more uses than what are allowed in the Office Service District.

Commissioner Burns commented that he would not want to close off the alley without consulting with everyone first and that would be a City Council decision, but understands the residents' concerns. He also commented that it appeared as though the only issue with the proposed rezoning changes was the change to the B-2 Central Business District at the corner of Mitchell and Emmet Streets and suggested that the Commission defer a decision on the proposed B-2

Central Business District boundary but move forward with making a motion on the other proposed changes.

Commissioner Looze commented that underground parking at Sunset Square would likely benefit the properties south of E. Mitchell Street, reducing the need for on-site parking, but that for it to be useful the pedestrian crossing would need to be improved.

Commissioner Andrews proposed postponing action on the amendment to the Central Business District boundary for further discussion.

Commissioner Greenwell commented that he did not support closing the alley and recommended that the Commission not postpone its recommendation to City Council to approve the proposed amendments to the B-2 Central Business District boundaries.

At this time Commissioner Meyerson made a motion, seconded by Commissioner Robson, to recommend to City Council that a new B-2A Transitional Business District be created and certain properties be rezoned to this district as proposed, stating that the purpose and intent of the change was to create a district that to complement the historic urban core of the Central Business District, while providing a transition area to adjacent neighborhoods, that would have a less intensive development pattern than the Central Business District, but with a similar mix of uses to maintain and promote a pedestrian-friendly environment. She then stated goals and objectives of the City Master Plan with which the proposed amendment would be compatible, including maintaining and enhancing downtown Petoskey as the regional economic and cultural center of the community; guiding redevelopment in a manner that will maintain high quality living and working environments for current and future residents; encouraging continued rehabilitation and revitalization of existing commercial areas and neighborhoods; ensuring any infill development or redevelopment is compatible with and enhances existing residential areas; and that the proposed amendment is consistent with Master Plan Future Land Use Map.

The motion carried on a 8-0 vote.

Ayes: Andrews, Burns, Greenwell, Holmes, Looze, Meyerson, Neumann, Robson (8)

Nays: (0)

At this time Commissioner Meyerson made a motion, seconded by Commissioner Looze, to recommend to City Council that the identified properties fronting the 100 block of East Mitchell be rezoned as Central Business District as proposed, stating that the purpose and intent of the change is to enhance the entrance to downtown, by protecting and enhancing the vibrant pedestrian-oriented shopping and service environment of historic downtown Petoskey through the regulation of building form and land uses so that they reflect the urban character of the historic commercial center of the community, and further to perpetuate a pedestrian-oriented development pattern by requiring street level commercial uses and permitting a mix of upper floor uses.

She then referenced the goals and objectives of the City Master Plan with which the proposed amendment would be compatible that were noted in the agenda memo and power point and included maintenance and enhancement of downtown Petoskey as the regional economic and cultural center of the community and promotion of economic development that protects and enhances the community's natural, historic, social and cultural resources.

The motion carried on a 7-1 vote.

Ayes: Andrews, Burns, Greenwell, Holmes, Looze, Meyerson, Neumann (7)

Nays: Robson (1)

At this time Commissioner Meyerson made a motion, seconded by Commissioner Andrews, to recommend to City Council that certain properties bounded by Elizabeth Street, Michigan Street and Emmet Street and the 9 properties on Petoskey, Fulton and Washington Streets be rezoned to RM-2 Multiple Family as proposed, stating that the purpose and intent of the change is to continue the current residential uses of the area and referenced the goals and objectives of the City Master Plan with which the proposed amendment would be compatible that included guiding development and redevelopment in a manner that will maintain high quality living and working environments for current and future residents; encouraging continued rehabilitation and revitalization of existing commercial areas and neighborhoods; ensuring any infill development or redevelopment is compatible with and enhances existing residential areas; and ensuring a range of housing types and price levels to address the demands of various age groups, household types and income levels.

The motion carried on a 8-0 vote.

Ayes: Andrews, Burns, Greenwell, Holmes, Looze, Meyerson, Neumann, Robson (8)

Nays: (0)

At this time Commissioner Meyerson made a motion, seconded by Commissioner Robson, to recommend to City Council that a new B-2B Mixed Use Corridor be created and certain properties be rezoned to this new district as proposed, stating the purpose and intent of the new district and referenced the goals and objectives of the City Master Plan with which the proposed amendment would be compatible, including to guide development and redevelopment in a manner that will maintain high quality living and working environments for current and future residents; to encourage continued rehabilitation and revitalization of existing commercial areas and neighborhoods; to ensure any infill development or redevelopment is compatible with and enhances existing residential areas; and that the change is consistent with the City Master Plan Future Land Use Map.

The motion carried on a 8-0 vote.

Ayes: Andrews, Burns, Greenwell, Holmes, Looze, Meyerson, Neumann, Robson (8)

Nays: (0)

Master Plan Review – Chapter 4 Transportation

The Commission heard a presentation on “complete streets” by Commissioner Meyerson that detailed what constitutes a “complete street” and different methods for achieving them. She noted that the City of Petoskey already does a good job, but there is always room for improvement. Staff then reviewed the updates and additions to the transportation chapter of the Master Plan that will be made, including information on the US-31 Access Management Plan, traffic counts on City streets, updates to street classification definitions, and information from the Sidewalk Plan, and the Atkins Road extension. The Commission also recommended updates to the trail system map, adding a strategy of adopting a “complete streets” policy, expanding the sidewalk plan to a non-motorized plan that would include improvements for cyclists, and new goals of increasing the percent of commuters who walk, bike or carpool, and improving connections from the trail system to the downtown for cyclists.

Meeting adjourned at 9:00 p.m.

Reviewed by Emily Meyerson, Vice Chair