



# City of Petoskey

## PLANNING COMMISSION

November 13, 2014

A special meeting of the City of Petoskey Planning Commission was held in the City Hall Community Room, Petoskey, Michigan, on Thursday, November 13, 2014. Roll was called at 7:00 P.M. and the following were:

Present: Emily Meyerson, Acting Chairperson  
Dana Andrews  
James Holmes  
Elizabeth Looze  
Rick Neumann  
Cynthia Linn Robson  
Eric Yetter

Absent: Dean D. Burns  
Gary Greenwell

Staff: Amy Tweeten, City Planner

### **Discussion of the Emmet County Housing Target Market Analysis Presentation**

Staff briefly summarized the report that was presented and will be available on the Networks Northwest website in approximately a week. The purpose of the analysis was to identify potential markets for attached housing in the 10 county service area of Networks Northwest by Land Use USA with funding provided by the Michigan State Housing Development Authority. The Commissioners that attended thought the information was interesting, but questioned some of the data specific to Petoskey and whether the data provided for Emmet County was correct.

### **Discussion of Single Family District Code Issues**

Commissioners discussed the information provided on past lot coverage variances. There was concern with picking an arbitrary number, but the general consensus was that lots that were non-conforming to size regulations should be allowed additional coverage to make older houses more workable for current lifestyles. An increase to between 33-35% seemed acceptable and a way of taking pressure off of the Zoning Board of Appeals for non-conforming lots in particular. Staff will work on a possible range or scale of lot coverage based on lot size.

The Commission also discussed accessory building heights and setbacks. There was some support for allowing detached buildings to have the same building height as the principal building, which is how they are handled in Traverse City. There was less direction on an appropriate setback of an attached garage so staff will work on change suggestions that maintain safety standards.

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**Updates**

The owners of Sunset Square are working on concepts that would mostly meet the CBD standards. The high school sports complex will have a courtesy review by the Commission.

The meeting then adjourned at 9:03 p.m.

Reviewed by Emily Meyerson, Acting Chairperson