



**PLANNING COMMISSION**

February 13, 2014

A special meeting of the City of Petoskey Planning Commission was held in the City Hall Community Room, Petoskey, Michigan, on Thursday, February 13, 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

Others Present: Tricia Anez, 822 Emmet Street  
Dave Carlson, 909 Country Lane  
Annette Fedus, 513 Petoskey Street  
Al Guler, Jr., 125 Fulton Street  
Judy Hills, 218 State Street  
Brian Kelley, 420 Emmet Street  
Gustav Uhlich, 340 Hill Street  
Mike & Donna Wiklanski, 309 Grove Street  
Nick and Betsy White, 117 Howard Street

**Public Workshop on Proposed Zoning  
District and Text Amendments**

A workshop was held to provide information on and answer questions to the proposed zoning changes. Approximately 15 persons attended the meeting and concerns raised were that the proposed language in Sections 2903(2)(a)(1) and 3003(2)(a)(1) was too vague and needed to provide clearer direction; that the minimum setbacks in the B2-A should be 5 feet and not to allow zero-lot line construction, particularly in the side yards; that the changes proposed for the B2-B could improve property values; and concerns about being required to construct a two-story building if brought into the B2 Central Business District. The Commission will continue its discussion of the proposed language at its March special meeting.

**Approval of Minutes**

Upon motions made and supported, the minutes from the November 14, 2013 and January 9, 2014 meetings were approved.

### **Discussion/ Recommendation on Vacation Home Rentals**

Staff reviewed the issues and potential options for handling vacation rentals detailed in the agenda memo. City Council is looking for a recommendation from the Commission as to whether restricting their location is a desired regulatory method.

Commissioners discussed the issues related to vacation rentals in residential areas noting the use of property as a weekly or weekend rental location as disruptive to residents due to noise, parking, and lack of respect for neighbors by transient renters. Concerns were raised about changing the character of Petoskey as a high quality resort community with stable neighborhoods to one of residential areas dominated by short-term rental properties, that vacation rentals are going to increase and that there are better places for them than residential neighborhoods, that a mechanism for oversight is needed, the safety of renters, that this type of use has a very different impact than bed and breakfast operations, and that creating more regulations was not the answer.

Discussion of possible regulation methods included changing the definition of a hotel to include a residential property rented less than 30 days and allowed only in districts that allow hotels, creating licensing regulations that were similar to bed and breakfast operations with distance separation requirements, and no new regulations but letting owners know they would be held accountable for problems caused by renters.

Commissioners also asked about the existing properties being used for this purpose and did not believe they should be able to be grandfathered, but that if they were, that licensing and inspections should be required.

Judy Hills, 575 Hillcrest Ave, stated that she believes that creating regulations on 1-2 complaints was overkill and that only the negative aspects of vacation rentals had been discussed. She noted that Petoskey is an expensive place to live and that some people buy houses with the intention of using for future retirement homes, but want to cover their costs in the short term through this type of rental. She also noted that her son has used Air B and B and had very good experiences.

At this time, Commissioner Meyerson made a motion, with support by Commissioner Looze, to recommend a change in the definition of hotel to a structure used for transient lodging accommodations for 30 days or less. Motion carried 8-1, Burns voting against.

Commissioner Robson then made a motion, with support by Commission Yetter, that if it is determined that the existing vacation rentals in residential districts have to be grandfathered, that a licensing and inspection requirement be instituted. Motion carried 8-1, Burns voting no.

Meeting adjourned at 9:12 p.m.