



City of Petoskey

PLANNING COMMISSION

March 12, 2015

A special meeting of the City of Petoskey Planning Commission was held in the City Hall Community Room, Petoskey, Michigan, on Thursday, March 12, 2015. Roll was called at 7:00 P.M. and the following were:

Present: Gary Greenwell, Chairperson
Dana Andrews
Dean D. Burns
James Holmes
Rick Neumann
Cynthia Linn Robson

Absent: Elizabeth Looze
Emily Meyerson
Eric Yetter

Staff: Amy Tweeten, City Planner

Planners Moments

Commissioners viewed DVDs on The Northwest Michigan Regional Prosperity Initiative and updates to the Right to Farm Act and Urban Agriculture.

Discussion of Single Family District Code Issues

Commissioners reviewed and made further changes to the home business regulations that would allow use of accessory and principal structures for the business, but limited to an area not to exceed 25% of the principal building. There were also wording changes for outdoor storage or visibility of indoor displays and parking requirements that staff will review with the City Attorney.

Discussion then began on lot coverage allowances and whether such a requirement is necessary or if simply regulating setbacks is sufficient. Staff noted that lot coverage is a standard zoning regulation and used to create open space in neighborhoods as well as minimizing impervious area, although our ordinance only speaks to coverage of structures. A calculation was made for a standard city lot of 50'x150' that indicated if only setbacks are regulated, lot coverage would be approximately 42%.

Updates

Staff explained that due to the incompleteness of the 1117 Standish Avenue Site Plan anticipated for the March 19 meeting, it would be held up until the April meeting.

Staff provided the commission with language on the powers and duties of the planning commission and parks commission, noting that the planning commission's role in park planning is to review and comment on the parks master plan to ensure it is compatible with the city master plan, not to determine specific elements of parks such as the location of statues. The requested joint meeting and discussion of Pennsylvania Park will be scheduled once the new city manager is in place.

Commissioner Holmes asked about the Saint Michaels approval period and staff will make sure to remind them it was a two-year approval

The meeting then adjourned at 9:15 p.m.