



PLANNING COMMISSION

March 19, 2015

A regular meeting of the City of Petoskey Planning Commission was held in the City Hall Community Room, Petoskey, Michigan, on Thursday, March 19, 2015. Roll was called at 7:00 P.M. and the following were:

Present: Gary Greenwell, Chairperson
Dean D. Burns
James Holmes
Elizabeth Looze
Emily Meyerson
Rick Neumann
Cynthia Linn Robson
Eric Yetter

Absent: Dana Andrews

Staff: Amy Tweeten, City Planner

Upon motion and support, the minutes of the February 19, 2015 regular meeting minutes were approved with changes.

Review and Discuss Single Family District Amendments

Staff summarized the additional changes made to the home business regulations.

The commission continued its discussion of lot coverage requirements. Staff reiterated the discussion at the last meeting, that some commissioners did not see why lot coverage needed to be regulated if setbacks were regulated. The issues of changing neighborhood character in communities such as Birmingham through tear-downs and lot maximization and amount of impervious area were discussed. Staff reminded the commission that lot coverage had previously been discussed and that the proposed increase from 30% to 33% or 35% was seen as reasonable and could decrease the number of variance requests. Chairman Greenwell then asked for a show of hands in support of the proposed change, which resulted in a 6-2 vote, commissioners Burns and Holmes voting against.

The commission then continued its discussion on accessory dwelling units. The consensus was that while ADUs might be a way to address changing lifestyles, they would likely not make an impact on creating affordable housing; that if allowed, they should have restrictions on owner-occupation of one unit or duration of leases; and that they should not be permitted where there are shared driveways. After further discussion, the commission felt that while there may be a benefit to allowing them there was a real concern about these types of units being converted into vacation rentals and that enforcement of any sort of restriction on owner-occupancy or lease duration would be extremely difficult. The commission therefore decided against recommending for the allowance of ADUs.

Discussion of accessory buildings continued, with height and setbacks of accessory buildings being modified to 1.5 stories and 16 feet in height (tentatively, to be confirmed), and a setback of 5 feet from the side and rear property lines. The language will also be changed to allow use of accessory buildings for home businesses pursuant to the agreed-upon regulations.

The Commission discussed clustered housing and decided that it could be handled through a PUD rather than new regulations in the single family districts. On the subject of affordable housing, staff recommended that if this is a policy issue that the Commission thinks should be addressed, it could be added to the PUD provisions as something to consider in the approval process as a trade-off for flexibility in other areas.

Updates

City Council approved consideration of the sale of property it owns at 209 Washington Street for residential construction. The downtown public art plan is in the process of being reviewed by a committee of the DMB.

Meeting adjourned at 9:04 P.M.

Minutes reviewed and approved by Emily Meyerson, Secretary