



PLANNING COMMISSION

March 17, 2016

A regular meeting of the City of Petoskey Planning Commission was held in the City Hall Lobby, Petoskey, Michigan, on Thursday, March 17, 2016. Roll was called at 7:00 P.M. and the following were:

Present: Gary Greenwell, Chairperson
Dana Andrews
Betony Braddock
Dean D. Burns
James Holmes
Emily Meyerson
Rick Neumann
Cynthia Linn Robson
Eric Yetter

Staff: Amy Tweeten, City Planner

Others Present: Kate Marshall, 1015 E. Mitchell Street

Upon motion and support, the minutes of the February 18, 2016 regular meeting were approved.

Proposed Sign Ordinance Amendments

Staff gave an overview of the proposed amendments to temporary signs and projecting nameplates and the reasoning behind the changes. Commissioners discussed the size restrictions for temporary signs and decided to keep the proposed limits. Commissioners also discussed the benefits of projecting nameplates, whether they should be regulated by storefront business or building wall length, whether the language was clear that a building less than 25 feet was allowed a projecting nameplate, whether a building between 25 and 50 feet would be allowed two signs, and the need to decrease clutter. There was discussion regarding the need for second floor businesses to have signs.

The issue of vinyl window signs was also discussed, and that it is becoming a bigger issue and something that should be considered when applications are submitted. The Commission then voted to send the projecting nameplate language back to the committee for further refinement.

Review and Discussion of Priority Redevelopment Sites

Commissioners discussed their site priority selection criteria for 200 E Lake, 900 Emmet, and 1000 Bay View Road. Reasons for 200 E. Lake included the ability to add economic vitality to the rest of downtown, that it is infill development, that it could provide needed parking, that it could provide for needed uses, that it is large and important, that it provides a wider economic benefit and needed jobs. 900 Emmet Street was seen as a priority because its development could help revitalize Old Town, it provides an opportunity for new affordable housing and commercial uses

to anchor the neighborhood, and that there are other improvements planned with the Emmet Street reconstruction and the Downtown Greenway Corridor. The 1000 Bay View property, owned by KQC Properties, LLC, was seen as important due to its visibility and opportunity to make a big improvement in appearance, the view, and its proximity to the waterfront and downtown.

Commissioners also discussed whether or not incentives should be used for any of the sites on the list. Staff clarified that it is not the Commission's purview and that the focus of the Commission is to recommend priority sites, and what would be needed to move the sites forward, whether that be a rezoning or change to zoning, or identification of other obstacles to the site and how to remove the obstacle. The information on incentives had been provided for information purposes only, but was more targeted to City Council as a method of weighing assistance to potential sites.

Kate Marshall then asked why Bay Harbor was not being considered as a priority redevelopment site, in light of the Brownfield TIF proposal before Council. Staff responded that because the Commission doesn't handle the planning and zoning for Bay Harbor, that it had not been brought up.

Other sites that were discussed were the Poquette Property for housing along the river, and the Michigan Street lots for parking. Staff also brought up the Baptist Church at 502 Michigan Street as a challenging property due to its condition, zoning and lack of parking.

The Commission then discussed 200 E. Lake, noting that economics are the driver and there needs to be flexibility with height. Discussion continued on whether predominantly residential uses would be acceptable, whether developing parking elsewhere would take pressure off the site, the need for parking for the uses on-site, whether the City could buy the property, build a parking deck and sell pads, and whether the role of the City should be in marketing the site or identifying roadblocks and actively addressing them. Staff suggested a joint meeting of the Commission and DDA to discuss the site and other downtown issues.

Updates

Staff provided updates on ordinance amendments and the Downtown Greenway Corridor approval at City Council.

The meeting then adjourned at 9:00 P.M.

Minutes reviewed by Emily Meyerson, Secretary