



PLANNING COMMISSION

July 21, 2016

A regular meeting of the City of Petoskey Planning Commission was held in the City Hall Community Room, Petoskey, Michigan, on Thursday, July 21, 2016. Roll was called at 7:03 P.M. and the following were:

Present: Gary Greenwell, Chairperson
Betony Braddock
Dean D. Burns
Emily Meyerson
Rick Neumann
Cynthia Linn Robson

Absent: Dana Andrews
James Holmes
Eric Yetter

Staff: Amy Tweeten, City Planner

Upon motion and support, minutes of the May 19 meeting were approved.

Continued Discussion of Zoning Incentives

Staff reviewed draft special condition use language specific to the B2 Central Business District that could allow for an additional story of residential (4 stories, 48 feet rather than 3 stories, 40 feet). For discussion purposes, a fourth story could be allowed with the condition that a building be LEED (Leadership in energy and environmental design) Silver certified and either provide public parking or affordable housing. She noted that the difficult part would be to find a formula that would be seen as an incentive, that is, the cost-benefit to the developer made sense to take advantage of it.

Commissioners discussed the language and questioned whether the cost of LEED certification would make it less likely that the incentive would be used; whether such a special condition incentive would negate the use of planned unit developments; whether LEED certification was the priority objective versus affordable housing or parking; whether specific environmental standard conditions such as R factors, storm water management or green or white roofs would be preferable to LEED certification.

Staff noted that the proposed language was specific to the CBD because a lot of work had gone into the form standards, but that this would allow for an additional story. Incentives could also be created in other zoning districts, but the intent of the proposed language was to discourage rezoning to the PUD in the CBD.

The Commission also discussed the requirement for providing the incentives of affordable housing or public parking at the site versus providing \$X per unit into a fund for either housing or

parking (e.g., a housing trust fund). There was discussion on what the priority condition would be and whether a single or multiple conditions that provide public benefit should be required. The consensus was that language should be reviewed by a developer.

Updates on Section 1704 Parking

Staff explained the delay in the parking amendments moving forward to City Council and the subsequent changes to the text, which were primarily formatting with the exception of changes to large retail malls. There had been concern about how shared parking would be enforced, which staff believes is addressed in the current version.

Commissioners indicated their displeasure with the delay and asked that the graphic of parking should coincide with the order of the table. At this time, a motion was made by Commissioner Meyerson with support from Commission Burns to schedule a public hearing for the August 18 meeting.

Updates

Staff updated Commissioners that they would receive the 2017-2022 Capital Improvements Plan for review at the August 18 meeting; that the City of Petoskey had been bronze certified through the Michigan Green Communities program, that the West Lake Street non-motorized improvements and the SAW Grant for the storm water management master plan. An inquiry was made on the completion status of the Northmen Drive sidewalk as approved by the Commission.

The meeting then adjourned at 8:40 P.M.

Minutes reviewed by Emily Meyerson, Commission Secretary.