



PLANNING COMMISSION

December 15, 2016

A regular meeting of the City of Petoskey Planning Commission was held in the City Hall City Community Room, Petoskey, Michigan, on Thursday, December 15, 2016. Roll was called at 7:00 P.M. and the following were:

Present: Gary Greenwell, Chairperson
Dana Andrews
Betony Braddock
Dean D. Burns (arrived 7:10)
James Holmes
Emily Meyerson
Rick Neumann
Eric Yetter

Absent: Cynthia Linn Robson

Staff: Amy Tweeten, City Planner

Others Present: Ryan Bentley, Petoskey News Review
Abby Birchfield, 4255 Greenwood Road
Tori Cameron, 825 State Street
David Hartnett, 1515 Howard Street
Peter Manthei, 920 State Street
Joe O'Neill 607 E. Lake Street, Harbor Springs
Alexa Oldman, 1615 Standish Avenue
Mike Pattullo, 8 Penn Plaza
Ernst Rusche, 918 E. Lake Street
Clare Simard, 4992 Blackbird Road
Nadia Webster, 502 State Street
Tatum Weller, 630 Valley Ridge Drive

Upon motion and support, minutes of the November 17, 2016 meeting were approved with corrections.

Site Plan Amendment **215 E. Lake Street**

Chairman Greenwell indicated he had a conflict of interest and turned the agenda over to Vice Chairperson Meyerson, excusing himself from the table. Due to technical difficulties, staff provided a brief overview of the Beards Brewery project and Mike Pattullo, project architect, explained the proposed changes on a large format site plan.

Mr. Pattullo explained the change in building entrance to E. Lake Street, the relocation of the exterior stairway from the Bay Street to the US 31 elevation, the expansion of the patio to connect

the two existing outdoor areas that would be raised and not accessible from E. Lake Street, the sidewalk relocation, the revised landscaping, use of the outdoor area on Bay Street as an additional seasonal seating area, the desire to add wood and steel to the outside to reduce the amount of flat brick walls, the use of the silo/tank as a way to identify the building as a brewery. Staff noted the possible signage issues, but that they could be addressed at a later date.

Commissioners commended the proposed changes, asking about the landscaping, whether MDOT would have to provide approval for the sidewalk relocation and whether other safety precautions should be made as there would be more use by brewery users, who would be operating food service, and for clarification on the beer garden at the end of Bay Street.

Staff noted that the Bay/Petoskey Street intersection was being looked at to improve pedestrian crossings and that that the sidewalk connector and parking would be looked at as well.

Commissioners commented that they liked the expanded outdoor seating, the use of E. Lake Street as the building entrance, the improvements to the Bay Street façade, that consideration for bicycle parking should be made, that a comprehensive sign plan should be developed given the two access points, and that the realignment of Lewis Street with the ability to get back into downtown for northbound traffic should help property access. There was disagreement on whether the silo was a desirable feature.

Commissioner Andrews then made a motion, with support by Commissioner Braddock, to approve the plan as presented with the conditions that utility connections be approved by City staff and the signage comply with the Sign Ordinance. Motion carried 8-0.

Site Plan Amendment **1515 Howard Street**

As the first project for implementation of its 2014 Master Plan update, North Central Michigan College is planning to construct the ring road to connect Atkins Street to the south end of campus, which will also involve reconstructing the east parking lot. Staff had requested that the College submit a site plan amendment with the proposed changes. The plan indicated the re-installation of 30' light poles instead of the code allowed 20 foot-poles, which requires Planning Commission approval.

David Hartnett explained that the project is intended to improve accessibility and safety by creating the ring road, reorienting the parking spaces and having sufficient lighting.

Ernst Rusche reviewed the site plan indicating a new ADA access drive and improved building access by lowering the parking lot to building grade, reorientation of the east parking lot spaces to slow traffic, and increased green space between the two parking lots and in front of the administration building. He noted that the lot currently has 30 foot poles and they want to continue to use these in the parking lots, while new lighting would be at 20 feet.

Commissioner Meyerson did not believe there were unique site conditions that would warrant the allowance for 30 foot poles, and that the code-allowed 20-foot poles should be used to keep the light source closer to the ground. She stated that parking lot safety is important, but the ordinance requirement is 20 feet to keep light impact on the property which is particularly important when the College is on a hill. She also pointed out that the College master plan shows landscaped parking lots and stated there needs to be more landscaped islands in the lot to break up the mass of pavement with trees that will provide shade and cool the pavement as well as assist with storm-water infiltration.

Mr. Rusche responded that greenspace had been added around the parking areas but did not want to obstruct the view of the building so landscaping would be kept low profile and clarified that they just want to replace the existing 30-foot poles, not put up new ones. They had looked into adding more islands, but they added to the cost and maintenance of the parking lot.

Chairman Greenwell agreed that there had been years of discussion of the need to provide landscaping in parking lots and stated that this is the opportunity to improve the lot regardless of extra expense.

Commissioner Neumann asked how many 20 foot poles would be necessary to have the same photo-metrics (response was about 30% more poles), said the ring road is a much needed improvement, and that he would like at least 3 more islands but did not feel strongly about the 30 foot poles.

Commissioner Braddock agreed that additional islands would be beneficial and asked how the new road would interact with the trail system.

Commissioner Andrews liked the improvements and did not feel strongly that additional islands or lower light poles were needed.

Commissioner Meyerson repeated that the ordinance requires 20-foot poles unless there is a site condition that warrants 30-foot poles, which she did not believe there was. She believed a new site plan needed to be submitted with 20 foot poles and a revised photometric plan.

Discussion followed between Mr. Rusche and Commissioners on the number and location of additional islands, how trees in islands could impact effectiveness of lighting, whether the islands could be designed to help with storm water infiltration, whether the lights would be better placed internal to the lot rather than on the north edge, and that the ring road was a great improvement, but the Commission believes the existing parking lots that are the entrance to the campus need to be improved with the other site changes.

At this time, Chairman Greenwell made a motion to postpone action until a new plan was submitted that included 20-foot poles and landscape islands, as well as addressed the staff recommendations. Support for the motion was from Commissioner Burns and the motion carried on an 8-0 vote.

Discussion on Multiple Family Districts and Single Family District Amendments

Staff reviewed the changes made to the Multiple Family Districts, with the Commission postponing action. Staff will make revisions to the front yard setback language in the single family districts to bring back to the Commission. The Commission clarified that the requirement of section 1704(2)(A)(1) was for parking areas only and sidewalks should not be included in the calculation.

Updates

The Commission received its 2017 meeting schedule and staff relayed that the MEDC RRC Report of Findings presentation would occur at Council's Monday night meeting.

The meeting then adjourned at 9:10 P.M.

Minutes reviewed and approved by Emily Meyerson, Commission Secretary

