



## PLANNING COMMISSION

March 16, 2017

A regular meeting of the City of Petoskey Planning Commission was held in the City Hall Community Room, Petoskey, Michigan, on Thursday, March 16, 2017. Roll was called at 7:00 P.M. and the following were:

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

Absent: Dana Andrews

Staff: Amy Tweeten, City Planner

Others Present: David Marvin, Stafford's Hospitality and DMSS Housing  
Dan Smith, Department of Public Safety  
Sherri-Kay Ricketts, Alanson

Upon motion and support, minutes of the February 16, 2017 meeting were approved.

### **Review and Schedule Public Hearing on a PUD Amendment for 725 Harbor Watch Drive**

Staff gave an overview of the request, noting the request was for one (1) additional residential unit on the first floor. Additional residential units are major revisions to a PUD and require Commission recommendation to City Council.

Mr. Pattullo, architect for the project, explained that the purpose of the unit would be for a resident manager, that it is being requested at this time so that it can be installed when the first floor commercial buildout occurs, that the existing wall openings would be used but doors and windows relocated.

Commissioners inquired about approval for the other commercial uses and current occupancy of the existing units. Staff indicated that the PUD would allow any commercial use other than a restaurant.

At this time, Commissioner Meyerson made a motion to schedule a public hearing on the request at the April 20<sup>th</sup> meeting with support from Commissioner Holmes; motion carried 8-0.

### **Appointment of Sign Committee Member**

The Sign Committee recommended appointment of Ben Slocum to replace Mary Clinton on the Sign Committee. Commissioners inquired about the other applicant and why their information had not been received to which staff said it could be provided. Commissioner Robson explained the reasoning behind the recommendation and that the committee felt that as a business owner and long-time resident Mr. Slocum would bring an important voice to the discussion. After further discussion, Commissioner Meyerson made a motion to accept the recommendation and appoint Ben Slocum to the Sign Committee. Support for the motion was from Commissioner Braddock and carried 8-0.

### **Review and Schedule a Public Hearing on Zoning Ordinance Amendments**

Staff reviewed changes to the boarding house regulations based on discussion at the February Commission meeting. Commissioners discussed the bathroom requirement, the Public Safety recommendation on occupancy numbers, whether the regulation should be bedroom specific or tied to the International Property Management Code (IPMC) square footage minimums, and that the regulation needed to be flexible as it is a needed housing type.

There was discussion between the Commission and David Marvin on the Baxter Street property owned by Stafford's and that the regulation has to be broad enough to cover properties that may not be as well set up for this type of use. Commissioner Neumann presented suggested regulations on the comparison table provided, and Commissioner Meyerson suggested a variation in bathroom requirements of up to 5 occupants must have a full bath, with a half-bath increase increment for each additional 2 occupants.

Dan Smith, Department of Public Safety, stated that their concern is life safety and noted that most houses in Petoskey have relatively small bedrooms that cannot be divided and still meet egress requirements.

The consensus of the Commission that the regulation should be require minimum bathrooms, with room sizes determined by the IPMC through a licensing requirement. There was also discussion on the parking requirement of one-space per rental room and reducing this to the same requirement as a single family structure, which is two spaces.

Staff then noted that the proposed language would be special condition use which would require Commission hearing and approval. The Commission indicated that it should be a permitted use with a licensing requirement.

The Commission agreed that the parking requirement for "sheltered housing" and "residential care and treatment facilities" should be 1 space per 3 beds.

Staff then provided the suggested, revised language for front-yard setbacks in the R1 and R2 Districts (Section 1600(1)(b) and (c)). After discussion, the language was modified to read:

The minimum front-yard setback is the average of the front-yard setbacks of any three (3) adjacent houses on the same block face or 25 feet, whichever is less.

The minimum Corner front-yard setback is the average of the front-yard

setbacks of any three (3) adjacent houses on the same block face or 25 feet, whichever is less.

**Block Face definition:** That portion of a block or tract of land facing the same side of a single street and lying between the closest intersecting streets.

At this time, a motion was made by Commission Meyerson with support from Commissioner Braddock to schedule a public hearing on the ordinance amendments for April 20<sup>th</sup>; Motion carried.

### **Discussion on Creation of Hospital Zoning District**

Discussion on the new district was postponed.

### **Updates**

Staff updated the Commission on Council discussions of housing issues, new owner of the Moyer Hotel and possible hospital submittal in late spring.

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

Minutes reviewed and approved by Emily Meyerson, Vice Chairperson/ Secretary