



**PLANNING COMMISSION**

June 8, 2017

A regular meeting of the City of Petoskey Planning Commission was held in the City Hall Council Chambers, Petoskey, Michigan, on Thursday, June 8, 2017. Roll was called at 7:00 P.M. and the following were:

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

Absent: Dean D. Burns

Staff: Amy Tweeten, City Planner  
Rob Straebel, City Manager  
Lisa Denoyer, Administrative Assistant

Others Present: Deb Axelrod, SmithGroupJJR  
Bill Culhane, Kramer Management Group  
Spencer Fernatt, 03915 Pinehurst Shores, Boyne City  
Jim Flickema, 4368 Resort Pike Road  
Steve Foley, Petoskey News Review  
Kristina Glusac, SmithGroupJJR  
Abby Kent, 10750 East Mitchell Road  
Dan Kolinski, 9479 Mitchell Road  
Brad Kranig, Barton Malow Christman  
Izzy Lyman, 1117 Jennings Avenue  
Wyatt Melvin, 3317 Camp Sherwood Road, Boyne City  
Greg Potter, 416 Connable Avenue

Chairman Greenwell announced that due to insufficient notification for the public hearing for McLaren Northern Michigan, it would not be held today but that the applicant would still present and any public present could make comment. A rescheduled hearing will be held on Tuesday, June 27, 7:00 p.m.

Upon motion and support, minutes of the May 18, 2017 meeting were approved with changes.

**Action on Historic Sign Approval**

Staff reminded the Commission that they approved a request at their June 11, 2015 meeting for the restoration of an historic sign on the west wall of 316 East Mitchell Street but that the project

did not move forward due to lack of funding and that Commission's approval expired after six months.

Abby Kent, Artist, informed the Commission that no changes had been made to the previously approved rendering, that she is waiting for approval from Fifth Third Bank to access their rooftop to inspect the condition of the wall and determine the best option for restoration. Three families are funding the project.

Commissioners commented that they liked the project and asked who would be performing the work, if materials had been purchased yet and the current condition of the wall.

Ms. Kent responded that she and one other artist would be performing the work and that no materials had been purchased yet as she is waiting for approval to access the roof and inspect the wall to determine the best process for completing the restoration. She also commented that she believes the wall to be in good condition as the owner has invested a fair amount of money in to the preservation of the wall but she is unsure of the condition of the paint and mortar.

Commissioner Robson commented that the letter of consent provided to the Commission states that the artist is responsible for securing approval of Bear Creek Zoning Commission and requested that Ms. Kent request an updated letter of consent stating that approval should be secured by the City of Petoskey.

At this time, Commissioner Andrews made a motion, seconded by Commissioner Robson, to approve the restoration of the historic sign.

Commissioner Meyerson asked to amend the motion to include that approval was based on the required ordinance standards. Both Andrews and Robson agreed to the amendment and the motion carried 8-0.

#### **Discussion on Special Condition Use/Site Plan for McLaren Northern Michigan, 416 Connable Avenue**

Kristina Glusac, SmithGroupJJR and Project Manager, gave an overview of McLaren's five-year master plan that included site utility underground work at the West Colleague Lot and Burns lot, a new docking station for the PET/CT mobile unit, five-story patient tower (two and a half stories will be underground), 92 patient rooms, new ICU, operating rooms, inpatient pharmacy and morgue, and renovations to the east building, Burns building, Heart Center and Foundation building. Ms. Glusac explained that the existing canopy of the Burns building would be removed and a new consolidated entry and canopy would be constructed on the south building and the cooling towers that are currently adjacent to the old emergency room parking lot would be moved to the top of the existing hospital and replaced with generators that will be screened with junipers as a buffer.

Deb Axelrood, SmithGroupJJR and landscape architect on the project reviewed landscape details from the West Colleague Lot to the west of the new Jackson Street that include a retention area, berm and added street trees along Jackson Street and Charlevoix Avenue. She also explained that two buildings in the Burns Lot would be torn down to create more visitor parking and that underground fuel tanks and utilities would be installed for the new PET/CT docking station. Ms. Axelrood also commented that the new Jackson Street would line up with Greenwood Road.

Greg Potter, McLaren Northern Michigan, commented that due to concerns brought up by MDOT they have decided to complete the west 1/3 of the new Jackson Street realignment project in Phase I and that the City will complete the remainder by 2020.

Bill Culhane, Program Manager for Kramer, Grand Rapids, MI, commented that they are currently conducting a traffic analysis in hopes of adding a signal at Charlevoix Avenue and the new Jackson Street.

Brad Kranig, Barton Malow Christman, commented that because of the density and use of the current space the first phase of parking at the old Turcott Field and old Emmet County Road Commission building would help alleviate construction issues. He stated that they would then look to demolish the two buildings in order to develop the Burns lot and construct the PET/CT mobile dock area with the hopes of completion prior to winter. Mr. Kranig also commented that this would clear a footprint for the relocation of the maintenance garage to the Foundation building.

Commissioner Yetter asked if they had found a way to complete Jackson Street, if they were proposing a stoplight at Jackson Street and Charlevoix Avenue and what was involved with the application process. He commented that he felt it would be a wonderful upgrade and renovation, not expansion. He also asked if they had a 10-year plan and if so, did it include another tower, a medical campus or parking structure.

Mr. Culhane stated that the reconstruction of Jackson Street to the loop road would include removal of the existing Jackson Street, utility work and reseeding of lawn areas and that it is anticipated that Jackson Street would be closed for approximately three months for the reconstruction work to be completed. He also stated that they have hired an MDOT certified company to complete a traffic study and to grade traffic to determine if the intersection is adequate for a traffic light. Once the study is complete it will be submitted to MDOT and they will then apply for approval. He believes a light at the intersection would reduce the burden on the light at US-31 and US-131 and would allow vehicles to make a left turn off Jackson Street.

Mr. Potter commented that they have been working on the master plan for a number of years and that the numbers show that they will be in a good state with the proposed expansion for 15 to 20 years. They are currently licensed for 202 beds with an average of 110 to 120 full beds in the winter and 130 to 140 in the summer. He also commented that the parking would sustain building needs for 15 to 20 years. They would like to make sure that patients and visitors can utilize the parking spaces closest to the buildings and the additional parking would replace parking that was lost on City streets and where the new south building would be constructed. Once the West Colleague Lot is complete, they will hire a contracted service to run two 15-person shuttles from 5:00 A.M. to 8:00 P.M. to transport employees to and from the West Colleague Lot. Employees would be dropped off at the doors where they work to encourage use of the shuttle. Currently, Hospital Security is in charge of enforcing parking but most of their time is spent watching patients.

Mr. Culhane commented that they will be adding full-time parking enforcement and are hoping to work with Petoskey Public Safety to help enforce parking in residential areas.

Commissioner Braddock asked if there were plans for irrigation in the landscaped areas, if additional trees or bushes would be planted by the generators as a buffer and if the generators would be noisy.

Ms. Axelrod commented that the generators are in a sound enclosure, that helps buffer the noise and that the generators are intended for backup and only go off once per month for testing purposes. She also stated that plants and bushes would be planted for visual purposes rather than as a sound barrier and that they are planning to install irrigation around the hospital, use water bags on trees and seed hard to reach areas with no mow seed where sod will not grow.

Mr. Potter explained that the cooling towers run 24/7 when the outside temperatures are at or above 50 degrees and will be moved to the top of the building. The generators are for emergency backup and will have to run for a couple of hours one time per month for maintenance checks.

Commissioner Neumann commented that he felt the berm in the West Colleague Lot was out of place and needed to be moved back.

Ms. Axelrood commented that the reason the berm was placed close to Charlevoix Avenue was to allow for a possible parking lot or a building in the future.

Mr. Potter commented that the West Colleague Lot could potentially be a future medical building site and they would like to build the lot for that future growth.

Commissioner Andrews asked what Munson in Traverse City does for parking as their situation seemed similar to the City of Petoskey and commented that he had read the recommendation that the Knights of Columbus share their parking with the hospital but that he would not recommend it.

Mr. Potter stated that he believes the Munson employees park in a 5 to 6 story parking structure and is closer to a residential area than here. He also commented that while shared parking with the Knights of Columbus would allow for an alternate exit route, he worries that the Knights of Columbus parking lot would be used as an entrance and exit and could lead to additional maintenance costs.

Commissioner Greenwell commented that the West Colleague Lot is approximately ¼ mile from the hospital and asked why they would not build a parking structure closer to the hospital. He stated that he believes that the lack of a parking structure is not good planning and that he believes the cost over time for shuttle service, maintenance, security, etc. would exceed that of the cost to construct a parking structure.

Mr. Culhane commented that the cost to construct a parking structure is approximately \$27,000 to \$30,000 per parking space and is cost prohibitive.

Ms. Axelrood commented that the West Colleague Lot is very sustainable with its onsite retention; native plantings and shuttle service for employees and that a parking structure could be built down the road.

Mr. Potter commented that they would like to maximize dollars spent on patient care versus a parking structure. He also commented that the parking structure that was built in the 1980's cost \$350,000 to renovate last year and will require an additional \$250,000 in the next few years. Parking structures are expensive to maintain, especially in the north due to road salt. They have discussed and considered the option of a parking structure but decided that they need to maximize dollars spent for patient care.

Commissioner Meyerson stated that she agreed with Commissioner Greenwell and asked if more levels could be added to the Emergency Room parking structure. She commented that she was glad to hear that the cooling towers would be moved to the roof of the existing hospital building and that she too believes that the berm in the West Colleague Lot should be moved closer to the parking lot. She also stated that, thinking long term, they would want to build new buildings near the road, rather than closer to the parking lot. She voiced concerns about the lack of a buffer between Burger King and the new Jackson Street and suggested that a fence be installed. Ms. Meyerson also asked if improvements would be made to the existing Quonset hut and old Emmet County Road Commission building.

Mr. Potter replied that the parking structure was not structurally built for additional levels but that they are currently seeking a Level 2 Trauma designation and are having a study conducted on the structure to see if a helicopter-landing site could be built on top. He also stated that Jackson Street will be lined with trees to aid as a buffer and that currently both buildings are pretty well hidden from the road but that they have had discussions regarding sprucing them up once the new Jackson Street is completed. They do plan to do some aesthetic improvements to the buildings including most likely window replacement and painting but it is yet to be determined.

Ms. Axelrood commented that, while it was not visible on the aerial view, the north side is completely wooded and there are white pines that buffer the parking lot behind Burger King.

Commissioner Meyerson asked what materials would be used on the project and suggested that samples be brought to the next presentation. She also asked to see more information on the light fixtures and their profiles.

Ms. Glusac provided a sample of the metal panel that will be used for the PET/CT Scan. She will get the Commission a copy of the specifications for lighting and that they will be a maximum of 20' in height to meet the City's standard and that street lighting will be provided by the City.

Commissioner Holmes commented that he is glad to see the Jackson Street improvements and that he too agrees with Commissioner Greenwell regarding the parking structure and that he would like to see one built closer to the hospital.

Commissioner Robson asked if there would be sidewalks on Jackson Street, what would happen with the existing bike path and asked staff if the number of proposed parking spaces were in line with the ordinance requirements.

Mr. Potter replied that there will be sidewalks on both sides of Jackson Street and that the bike path will be maintained and reconfigured with the new Jackson Street.

Staff responded that the numbers reflect the 4.5 parking spaces per bed as well as parking for outpatient services and the full square footage of the Burns Lot. She had raised the issue in her analysis whether some of the Burns Building parking is being double counted if medical providers are included in the 4.5 spaces per bed ratio.

Mr. Culhane commented that while the Burns building is not owned by the hospital they are required to provide parking for the Burns Building per their lease agreement and therefore must count all of that parking area.

Commissioner Robson commented that she would like to see a view from the north that shows the site lines from the lake, as well as views from Magnus Park and the top of Spring Street.

Mr. Potter stated that they would provide those views to the Commission.

At this time, the meeting was opened for public comment.

Dan Kolinski, owner of Kauffman's Furniture, asked how close the berm would be to the sidewalk and road, if there would be shrubs on both sides and if they would stop before the existing fire hydrant.

Ms. Axelrood replied that the berm is on a 4:1 slope from the property line and that there would be 4' evergreens planted along one side and would be set back approximately 10 to 12 feet.

Mr. Kolinski then asked if the berm could be moved back so that people could still see his business to which Mr. Culhane commented that he felt that was a reasonable request.

Ms. Axelrood commented that the parking lot could still be expanded if necessary and that a row of canopy trees from within the detention area could be moved next to the berm to allow snow to be moved into the detention area and the trees would provide shade for parking spaces.

Mr. Potter stated that they would get the Commission modified plans showing this change.

Mr. Kranig commented that bids have been received for the first phase of the project.

Mr. Culhane informed the Commission that they were withdrawing their variance request from the Zoning Board of Appeals and taking a new approach with the setback to the west.

No action was taken and a public hearing was scheduled for 7:00 P.M., Tuesday, June 27, 2017.

### **Updates**

Staff informed the Commission that City Council held a second reading on the ordinance amendments and would like more controls on boarding houses, that Commissioner Neumann received the Lifetime Achievement Award from Michigan Historic Preservation Network and reminded them of a presentation that will be given by Bob Gibbs on June 20 as part of the Downtown Strategic Plan update.

Commissioner Meyerson informed the Commission that the Parks and Recreation Master Plan Steering Committee met and as a representative of the Planning Commission asked the Commission to direct any concerns they would like addressed regarding the Master Plan to her.

The meeting then adjourned at 8:50 P.M.

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