



PLANNING COMMISSION AND CITY COUNCIL

August 17, 2017

A special joint Petoskey City Council and Planning Commission meeting was held in the City Hall Council Chambers, Petoskey, Michigan, on Thursday, August 17, 2017. Roll was called at 5:30 P.M. and the following were:

Present: John Murphy, Mayor
Kate Marshall
Izzy Lyman
Grant Dittmar
Jeremy Wills

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

Staff: Rob Straebel, City Manager
Amy Tweeten, City Planner

Others Present: Mike Balke, 2053 Cambridge SE, Grand Rapids, MI
Jan Biddick, Balsam Springs/Arlington Avenue
Ben and Carla Crockett, 1043 Curtis Avenue
Bill Culhane, 1962 Garret Drive, Grand Rapids, MI
Leila Hilal, 702 East Mitchell Street
Arielle Hines, Petoskey News Review
T. and DJ Jones, 410 Rush Street
Greg Potter, 416 Connable Avenue
Patrick Schulte, relocating to Petoskey

Discussion/ Direction on a hospital-specific zoning district

Staff provided background on the progress to date and that the proposed district was created to have the hospital project beyond the five-year growth that the current construction is addressing through a master facilities plan. An overview of the ordinance components as currently drafted was provided, including discussions on district locations, uses, setbacks, building heights. The overall process for approval of the South Tower was also reviewed.

Mayor Murphy stated his displeasure at the large parking lot and felt that the hospital should construct a parking structure. He then questioned whether parking would be adequately addressed through the new ordinance.

Commissioner Greenwell replied that the Commission would also like to have seen a parking structure rather than the parking lot but understood the need to build the surface parking to enable the addition.

Council Member Marshall asked about the concerns of the Commission and the neighbors. Commissioners believed that having a long-term master facilities plan to indicate what would occur on the campus after the proposed addition and how issues such as height and parking would be addressed for future expansion would help the Commission as well as the hospital moving forward. The issue of employees parking on City streets had been discussed during the approval process and the hospital is trying to address through creating the West Colleague Lot and providing an employee shuttle. The Commissioners believed the new parking lot was adequately screened from Charlevoix Avenue.

Neighbors had raised a concern with the noise of the cooling towers that will be moved further from the residential area, as well as the filling of the oxygen tank.

Councilman Dittmar asked whether Council would get to review the Master Facilities Plan after approval of the ordinance and what the reference to “built-out” meant and whether the ordinance addresses the public concern.

Staff responded that the Commission would review and approve the Master Facilities Plan under the ordinance language and that locations of future buildings and parking areas would be indicated.

Commissioners noted that each new phase of development would be reviewed by what was established in the Master Facilities Plan. “Built out” would be if everything in the Master Facilities Plan were actually completed, and that it was similar to a preliminary plan for a Planned Unit Development.

Mayor Murphy requested the term “where possible” in Section 3101(4) and (5) be removed.

Discussion then turned to district height and the proposed maximum height of elevation 730 to correspond to the height of the existing structure in the H2 District, with the exception of the area along W. Lake that would be limited to the height of the existing parking structure.

Concerns were raised about setting a precedent by allowing a building of 100 feet along Connable Avenue as well as setting the height by elevation and how front, rear, and side lot lines were established. Commissioners discussed the possibility of setting a maximum height of 60 feet at street frontage; that conceptual drawings are needed to better understand the visual impact; and that yards should be determined on the master facilities plan. Discussion to continue at the regular Commission meeting.

At this time Mr. Bill Culhane, Kramer Management Group, asked to explain that the hospital has started to develop a long-term plan for the 202 bed facility, but that there were no plans to expand to the north or east. He suggested a staggered setback that increases with height so the impact is not felt at the street frontage.

Mayor Murphy asked if there were any comments from the public. Greg Potter, McLaren Northern Michigan thanked the Council and Commission for the efforts being made and think that the target date of November for site plan approval would work for their anticipated construction in 2018.

The meeting then adjourned at 6:48 P.M.

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