



**PLANNING COMMISSION**

August 17, 2017

A regular Planning Commission meeting was held in the City Hall Community Room, Petoskey, Michigan, on Thursday, August 17, 2017. Roll was called at 7:00 P.M. and the following were:

Present: 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: Greg Potter, McLaren Northern Michigan  
Bill Culhane, Kramer Management Group

Upon motion and support, the minutes of the July 20, 2017 regular meeting were approved.

**Review and Action on the 2018-2013 Capital Improvements Plan**

Staff reviewed the proposed projects for the next six years, emphasizing those in the 2018 Capital Budget, and what goals, objectives and strategies of the master plan the projects were implementing.

Commissioners noted that the top-priority sidewalk segments were again not in the plan and asked how the priorities had been determined. Staff noted that the West Lake Street continuation of the Little Traverse 10-foot multi-use path had been the top priority of the Commission in the Non-Motorized Facilities Plan and that the sidewalk replacement on Michigan and State Streets were also top priority areas. Staff is aware of the priority segments, but cost effectiveness is a consideration when developing projects.

Commissioners asked about Little Traverse Wheelway resurfacing and were told that the segment for paving was evaluated each year. Commissioner Meyerson suggested applying for Transportation Alternatives Program for reconstruction of the Bay Harbor segment to a 12 foot width. Staff believed the Parks and Recreation Director had identified the funding source initially for the Bayfront Park segment given the level of use.

Commissioners asked about the matching Emmet County Funds for the parking structure design, when the wires would come off of the power poles, the status of Magnus Park improvements, and whether increased tax revenues would help completion of the projects without funding.

Staff explained that the structure design funding was a placeholder and that no commitments had been made by the County. The City is working with other carriers – cable and phone- to get the wires off the poles. An update to the Magnus Park master plan is planned for 2020, but TIF funding will not be available until the Bear River Valley bonds are paid off. Mr. Straebel then explained the challenge of municipal finance and that while values are increasing, that does not correspond equally to the amount of tax revenue due to the Headlee Amendment.

A motion was then made by Commissioner Andrews with support by Commissioner Holmes to accept the 2018-2-23 Capital Improvements Plan as presented and forward it to City Council.

### **Discussion/ Direction on a hospital-specific zoning district**

The Commission continued discussion on the hospital district, with district maximum height the main challenge to the ordinance language. Commissioners discussed setting a maximum height in feet, that the height along Connable Avenue was the challenge, that the use of a visualization tool such as Sketch Up would be beneficial but that timing was an issue. They also wondered whether the ability to add a story to the new South Tower should be taken into consideration.

Mr. Potter stated that the building was not being constructed with the idea of another story and that given the cost and pro-forma of the current expansion, he did not envision any further infrastructure to the east or north of the existing building with the exception of the landing pad.

Mr. Culhane suggested that a mathematical formula for building height, setting the maximum as the height of the existing hospital rather than using tying it into the geography would resolve the question of the height being specific to the current site.

There was discussion about the possibility of another hospital locating in Petoskey. The likelihood of more licensed beds in the area over the next 20 years is extremely small, and at that point the ordinance could be updated.

After further discussion, the consensus on H2 height was to have staff develop language with the following intent with review at the next meeting:

Maximum building height of elevation 710 with the exceptions that buildings adjacent to W. Lake Street shall not exceed elevation 628 and buildings adjacent to Connable Avenue shall have a maximum height of 35 feet with an additional 2 feet of height for each foot of setback over 25 feet up to elevation 710.

There was also discussion on developing a zoning district that is site specific and it was suggested the need for city attorney input. Staff will work on revisions to the ordinance but asked whether the Commission would be able to schedule a special meeting to finalize the language. The majority of members were able to attend a meeting on Thursday, August 24<sup>th</sup> so it will be scheduled.

### **Updates**

Staff updated the Commission on the future Harbor Hall expansion and that they had been asked to meet with the neighborhood before finalizing plans. The Zoning Ordinance amendments before City Council will have two additional readings due to changes that will make boarding houses with shared driveways special condition uses.

The meeting then adjourned at 9:05 P.M.

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