



PLANNING COMMISSION

August 24, 2017

A special Planning Commission meeting was held in the City Hall Community Room, Petoskey, Michigan, on Thursday, August 24, 2017. Roll was called at 7:00 P.M. and the following were:

Present: Gary Greenwell, Planning Commission Chairperson
Dana Andrews
James Holmes
Emily Meyerson
Rick Neumann
Cynthia Robson

Absent: Betony Braddock
Dean Burns
Eric Yetter

Staff: Amy Tweeten, City Planner

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

Upon motion and support, the minutes of the August 17 joint meeting were approved with a correction on page 2, and the minutes of regular August 17 meeting were also approved.

Discussion/ Action on a hospital-specific zoning district

The Commission continued discussion on the hospital district, with a question on the rear-yard setback shown along the bluff. The Commission decided to make all exterior setbacks 25 feet similar to a PUD and the internal setback along the bluff was eliminated as it was not a property line. Commissioner Robson raised her concern with the bluff needing a greater setback, with other Commissioners responding that any development would have to be engineered with the bluff taken into account. The difference between this section of the bluff and the one along the highway that had been quarried was noted. It was also stated that the ring road would need to stay and that possibly one of the performance standards could address the bluff rather than establishing a larger setback.

Commissioners also directed to eliminate the need for the front building entrance to face the street, to add pharmacies without a drive-through as a special condition use in the H1 District, and to amend the language on parapet walls. Other changes from the draft provided were to remove the parking area setback requirements, to move the language on parking structures to the parking performance standards, to simplify the screening language, and to eliminate the list of suggested plantings.

There was further discussion on building height in the H2 District. The proposed language would be: The maximum building height shall not exceed Elevation 710 feet with the following exceptions:

1. Structures adjacent to Connable Avenue have a maximum height of 35 feet, with an additional one foot of height allowed for each two feet of setback over 25 feet, not to exceed Elevation 710.
2. Structures adjacent to West Lake Street have a maximum height of 35 feet.

Commissioner Robson stated a concern about the building height along the bluff with a 25 foot setback and wanted to know the height of the building from the ring road; it was noted that the existing lobby level is at Elevation 627. Other Commissioners felt the need for the ring road to remain would restrict how close any building would move toward the bluff. Commissioner Meyerson noted that the Special Condition Use Section 1717(b) would allow review to ensure the bluff is protected. Mr. Potter did not believe that there would be additional development to the north or west of the existing building during the next 20 years.

At this time, Commissioner Andrews made a motion to schedule a hearing for September 21st on the proposed language for Article 31 Hospital District, with the suggested changes, and to apply the H1 and H2 to the identified properties. Support for the motion was made by Commissioner Meyerson and the motions carried 6-0.

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

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