



PLANNING COMMISSION

September 21, 2017

A regular Planning Commission meeting was held in the City Hall Council Chambers, Petoskey, Michigan, on Thursday, September 21, 2017. Roll was called at 7:00 P.M. and the following were:

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

Staff: Amy Tweeten, City Planner
Lisa Denoyer, Administrative Assistant

Others Present: Bill Culhane, Kramer Management Group
George & Kathleen Dubro, 827 Arlington Avenue, #10
Kateri Ewing, 700 Hillside Drive, #31
Madeline Frey, 2350 Hemlock Lane
Victor Knowlton, 142 Balsam Avenue
Jessica & Olivia Leidall, 2121 Townline Road
Bob Marsh, 700 Hillside Drive, #36
Greg Potter, McLaren Northern Michigan
Patrick Schulte, relocating to Petoskey
Reg Smith, 515 Lockwood Avenue
Jerry & Sue Westerman, 827 Arlington Avenue, #6

Upon motion and support, the minutes of the August 24 special meeting were approved 8-0-1 with Commissioner Burns abstaining.

Public Hearing on Amendments to Zoning Ordinance and Zoning Map

Staff explained that the proposed Zoning Ordinance amendment would create a new Article XXXI H-Hospital District that would consist of two district designations – H-1 and H2. The property proposed for rezoning to the districts is the Demmer and Hospice campus (H-1) and the main hospital campus along with all adjacent properties (H2).

The new proposed district was created because the hospital properties are currently in three separate zoning districts, they have unique needs not adequately addressed in the current districts, the Future Land Use Plan indicates these properties as public/quasi, not residential or commercial and because the Planning Commission desired a longer-term facilities plan for the hospital campuses.

Staff reviewed the following proposed uses within the H-1 and H-2 Districts:

Sec. 3102 H-1 and H-2 Districts Permitted Uses

In the H-1 and H-2 Hospital Districts, no building or land shall be used except for one or more of the following specified uses unless otherwise provided in this Ordinance.

	H-1 District	H-2 District
Alternative Energy Sources Building-Mounted	SCU	SCU
Assisted Living Facilities	P	P
Behavioral Health Facilities	P	P
Boarding Houses	P	P
Dwellings, multiple family	P	P
Day Care Facilities	P	P
Hospitality houses	P	P
Hospice houses	P	P
Hospitals		P
Landing areas for air ambulance		SCU
Medical, Dental, Optical Clinics	P	P
Outpatient care centers	P	P
Pharmacy without drive-through	SCU	P
Pharmacy with drive through		SCU
Residential care and treatment facilities	SCU	P
Urgent care centers	P	P

Staff explained that the intent of the ordinance is to accommodate future growth in the health care industry and to ensure they are properly sited in relation to each other through creation of two levels of hospital districts – H-1 and H-2. District H-1 would allow hospital-related facilities with district standards similar to adjacent multiple family residential districts, while H-2 is the main hospital campus with district standards compatible with existing hospital facilities.

Staff explained how new districts are formed beginning with the creation of a zoning district, rezoning of properties, and approval of a Master Site Facilities Plan and Site Plan.

Staff reminded the Commission of a letter they received in their packet from a concerned citizen regarding environmental concerns with the development of the wooded area at the end of Balsam Avenue in the H-1 District. Staff informed the Commission that the wooded area is a wetland and cannot be developed.

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

Kateri Ewing, 700 Hillside Drive, #31, commented that she can see the new parking lot from her property and that it is currently white gravel and asked if the hospital was going to finish the area closest to US-31.

Commissioner Greenwell commented that a five-foot berm with plantings would be installed along the road so it is unlikely that the parking lot area will be seen once it is complete.

Vic Knowlton, 142 Balsam Avenue, commented that he appreciated the long-term view but he had a concern with Article 31 in that the public currently receives notices regarding public hearings but wanted to know if they would also receive notices for private meetings.

Commissioner Greenwell informed Mr. Knowlton that no private meetings are held regarding these matters and that all meetings are open to the public.

Staff commented that the current process for master site and facilities plan approval does not include a public hearing for which properties within 300 feet would receive notice and asked the Commission if they would like to include this step in the proposed process.

Commissioners agreed that approval of a master site and facilities plan should include a public hearing and that it should be included as a separate numeral in Section 3105.

Bob Marsh, 700 Hillside Drive, #36, commented that he had not seen the plans but requested clarification on the new parking lot west of the hospital campus and if there were plans for any other construction at that location.

Commissioner Greenwell replied that currently the hospital is working on a 20-year plan and there may be plans for future growth where the new parking lot is located, but nothing has been proposed at this time.

Jerry Westerman, 827 Arlington Avenue, #6, informed the Commission that a new association had been formed at the old Arlington Apartments and they are now privately owned townhouses. As president of the association, he asked for more information regarding development of the Demmer Building.

Commissioner Greenwell responded that there are no plans for expansion of that area at this time, but that the Commission was proposing to create a hospital-zoning district that would fit with the existing medical facilities as well as the residential area. He noted that the main construction for the next several years would be the new south wing at McLaren Hospital on Connable Avenue.

Greg Potter, Director of Facilities for McLaren Northern Michigan, commented that there currently are no plans to expand the Demmer Building.

George Dubro, 827 Arlington Avenue, #10, asked if the four parcels that are currently for sale on Arlington Avenue were part of the proposed zoning change and asked if the public would have any input on proposed uses within the hospital-zoned districts.

Commissioner Greenwell informed Mr. Dubro that the four parcels in the Balsam Springs plat are not part of the proposed zoning change.

Mr. Dubro commented that there may be some concern with a behavioral health facility being developed in the area.

Staff commented that a behavioral health facility is a proposed permitted use for the district, but that any future development would have to be compatible with the yet-to-be-submitted Master Site Facilities Plan and go through site plan approval.

Sue Westerman, 827 Arlington Avenue, #6, commented that on the zoning map it appeared as though Arlington Avenue was being widened and the intersection near the light was being changed from a 4-way stop to a 3-way stop, which would increase traffic on Lafayette Avenue. Staff informed Ms. Westerman that there are no plans for Arlington Avenue to be widened or for the intersection to be reduced to a 3-way stop and the existing drive into Demmer across from MacDonald Drive would remain.

There being no further comment, the public hearing was closed.

Discussion/ Action on a Hospital-specific Zoning District

Commissioner Yetter commented that he was satisfied with the ordinance, he appreciated the discussion and creation of the standards and he recommended approval.

Commissioner Braddock agreed and felt that her concern on how to address building height had been resolved. She was comfortable with the changes the Commission had made and would like to see it move forward.

Commissioner Neumann commented that he had a couple of questions regarding some wording in the height restrictions chart and verbiage regarding the proposed Section 3108 (4) on screening and buffering.

After discussion, the Commission decided that the wording in the height restrictions chart was sufficient and that the section on screening and buffering should be changed to read:

4. Perimeter Screening and Buffering

When a permitted use in the H-1 and H-2 District abuts residential or park uses, complete visual screening shall be provided if there is no existing buffer. Such screening shall be a minimum height of six feet and may consist of a masonry wall, fence, landscaping berm or evergreen landscaping.

Commissioner Andrews commented that he was happy with the process and that he believes it has been well thought out. He asked that if a public hearing were to be required as part of the process that the Commission try to accommodate the hospital construction timeline for the south tower.

Commissioner Greenwell agreed with the previous comments and appreciated the hospital's willingness to participate in the discussions.

Commissioner Meyerson had nothing to add.

Commissioner Holmes concurred.

Commissioner Burns felt it was a job well done.

Commissioner Robson agreed and asked about language pertaining to a limit on surface parking.

Staff commented that the Commissioner Greenwell brought it up at the last meeting but there was no direction given so it was not included. Staff thought the consensus had been that the requirement for parking lot landscaping would force any future buildings to construct a structure to meet parking requirements. The Commission discussed further, with the concern that more buildings could be purchased and demolished for surface parking if no limit were established. The total parking number would be around 1,530 with the two new parking lots and that putting a maximum of 1,600 surface spaces, or 70 additional spaces, would likely require a structure for additional development. Staff was directed to add a row to Section 3103 Surface Parking (maximum) and put 1,600 space in the H-2 District.

Sec. 3103 District Standards

	H-1 District	H-2 District
Height (Maximum)	35 feet from adjacent public street grade	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.
Front Setback (Minimum)	25 feet	25 feet
Side Setback (Minimum)	25 feet	25 feet
Rear Setback (Minimum)	35 feet	25 feet
Surface Parking (Maximum)		1,600 spaces

Staff note: The number of spaces with the new parking lots will be 1586, but 501 of these spaces are in existing parking structures (1,085 surface spaces). As staff believes, it was the intent that the ordinance allow 70 new surface parking spaces, the number in Section 3103 for Surface Parking Maximum should be 1,155.

Commissioner Robson commented that she would like to know the maximum building height allowed with a 25-foot setback on the bluff at West Lake Street. Staff believed it would be about 80 feet from the elevation of the Ring Road.

At this time, Commissioner Meyerson made a motion to recommend to City Council the proposed amendments to the zoning map and zoning ordinance, as they are consistent with the Master Plan Future Land Use Plan and the following Master Plan Goals, Objectives and Strategies:

- Balance land use decisions for the best overall community outcome;
- Work with McLaren Northern Michigan and Northern Lakes Economic Alliance to promote medical-related business opportunities;
- Work with existing businesses to identify needs and expansion possibilities;
- Maintain the City as a second home and resort destination; and
- Retain existing business and industry whenever possible.

Commissioner Burns supported the motion which carried 9-0.

Election of Officers

The Commission annually elects its officers. Current officers are Gary Greenwell, Chair, and Emily Meyerson, Vice Chair/ Secretary.

Commissioner Neumann made a motion to re-elect the current officers. Commissioner Burns made support for the motion and the motion carried 9-0.

Updates

Staff informed the Commission that the Parks and Recreation Master Plan Committee met earlier today and are close to a draft. A 30-day public notice will be published once the draft is complete.

Commissioner Andrews asked for an update on the Emmet Street Market Truck Rally that was held on September 1, 2017.

Commissioner Braddock stated that the Emmet Street Market Committee was blown away by the turnout. Social media posts indicated that approximately 1,000 people were interested in attending. The overall number of attendees was 3,840 people, well beyond the 800 they had hoped would attend.

Commissioner Meyerson asked the Commission if they should look at creating a food truck area and suggested looking at the Old Town Emmet area as a potential site.

Staff asked the Commission if they wanted to identify an area for transient traders and commented that food trucks are currently allowed on private property and that an individual could apply for a temporary use permit annually.

Commissioners discussed educating the Commission on this trend, possible locations and potential concerns by local business owners. Commissioner Greenwell suggested they consider reviewing Traverse City's ordinance as a starting point as they have had extensive discussions regarding food trucks.

The meeting then adjourned at 8:05 P.M.

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