



PLANNING COMMISSION

October 19, 2017

A regular Planning Commission meeting was held in the City Hall Community Room, Petoskey, Michigan, on Thursday, October 19, 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
Kendall Klingelsmith, Director of Parks and Recreation

Others Present: Bill Culhane, Kramer Management Group
Christopher Dopp, 1665 Bear Creek Lane
Arielle Hines, Petoskey News Review
Aaron & Rebecca Martz, 2289 Chapel Hill
Denise Petoskey, 141 Balsam Avenue
Greg Potter, McLaren Northern Michigan
Reg Smith, 515 Lockwood Avenue
Mike Williams, 309 Grove Street

Upon motion and support, the minutes of the September 21 regular meeting were approved with correction 9-1.

**Review and Direction on a Conceptual Master Site Facilities Plan
for McLaren Northern Michigan**

Staff updated the Commission on City Council changes to and approval of the Hospital Districts. The next step in the process is the approval of a Master Site and Facilities Plan (MSFP). An initial document for discussion and direction has been submitted and an updated plan that includes the building heights was provided at the meeting.

Bill Culhane then provided an overview of the plan, beginning with the five-year timeframe to include the south addition with patient rooms and surgical suites. He also discussed the two possible Helipad locations, with the preferred location on the parking structure for efficient transfer of patients. The buildings shown on the current West Colleague Lot would include maintenance, patient services and ambulatory services buildings. The patient services would be an 8:00-5:00 business hour operation. The buildings shown in the Burns Parking Lot currently under construction and the existing parking lot south of Jackson Street would include a mix of medical

office space and parking structures, with the structure north of Jackson having the ability to be connected with a covered walkway.

Greg Potter emphasized the current five-year plan is the only construction anticipated at this time and that all buildings indicated are only speculative at this time.

Chairman Greenwell then asked for Commissioner input and direction.

Commissioners asked about the vestibule indicated on the north side of the building at the current main entrance, the Jackson /West Mitchell traffic flow, visitor/employee campus flow, future use of alternate helipad area if primary location put into use, timing of generator use, the likelihood of McLaren adding a regional mental health facility.

Mr. Potter responded that they are looking at a common vestibule at the current main entry and that the generators will be tested once a month and will have a hard screen wall with landscaping for sound buffering.

Mr. Culhane commented that McLaren has hired a traffic engineer to look at campus circulation and the new Jackson Street intersection but that MDOT won't evaluate the potential for a signal until the campus additions are fully functional.

Commissioner Robson brought up City Council discussion on changes to the plan over time and suggested adding a requirement of a five-year review of the Master Site Facilities Plan (MSFP). The Commission discussed the idea, with Commissioner Andrews asking why such a review would be unique to the hospital when such a review is not required of other campuses such as the college. It was noted that the NCMC does have a master plan that is updated periodically, but that they are not under a campus zoning district. Staff will work on potential language for a five year plan review that will likely require an ordinance amendment.

Staff noted that the two items she believed were missing from the current MSFP draft were the conceptual storm water master plan and the pedestrian circulation plan, but that those could be added relatively easily given the amount of storm water management to be installed in the current construction phase. She asked the Commission whether they were prepared to schedule a public hearing on the MSFP.

The Commission discussed the plan and decided the additional information would not significantly alter the plan. At this time, Commissioner Meyerson made a motion to schedule a public hearing on the Master Site Facilities Plan for the H2 District for the November 16 meeting. Support for the motion was made by Commissioner Andrews and the motion carried 9-0.

Staff noted that no plan had been submitted for the H1 District, and recommended a plan be submitted even if it only indicated existing facilities if there are no plans for development in the next 20 years. Mr. Culhane will have something submitted.

2018-2022 Parks and Recreation Master Plan **Review and Recommendation**

Staff provided an overview of the planning process and how the public input had been incorporated into the plan. Specifically, the input on improved water access, need for a dog park and need for pickle ball courts were emphasized. Other park-specific changes were also detailed.

Parks and Recreation Director Klingelsmith commented that the amount of public input through the workshops and survey illustrated an engaged community. He noted that the comments were similar to previous plans, but the groups were more organized.

Commissioner Meyerson, a member of the plan update committee, noted the additional emphasis on access to Lake Michigan and improved paddle sport access in general, as well as the suggestion to revisit a paddle sport rental concession to make the river more accessible. She also had the neighborhood park (Washington and Lockwood) sidewalk access improvements added as a strategy so that it is identified as a park amenity in addition to a sidewalk addition in the Non-Motorized Facilities Plan.

Commissioners commented that it was a good document and that the plan reminded them what an expansive park system we have for a small community. Commissioner Andrews noted that the waterfront is a wonderful community asset and questioned the sudden priority on Pickle Ball. Commissioners also commented on the proposed historical marker in Pennsylvania Park and needed spelling corrections.

Mr. Klingelsmith clarified that the courts haven't become a priority, but that there is a demand and it is a growing sport. The opportunity to put in courts exists, but funding would likely have to come from private fundraising or grants to speed up any construction. Similarly to move the dog park development ahead. He also relayed early conversations with the Michigan DNR about possible changes to the mouth of the river to improve ability to get farther upstream.

Commissioner Robson raised the concern of park master plan updates and that the Planning Commission should be included in the review.

At this time, Commissioner Robson made a motion to recommend the plan to the Parks and Recreation Commission with the addition that park-specific master plans be reviewed by the Planning Commission. Commissioner Meyerson supported the motion which carried 9-0.

Mobile Vending Discussion

Staff provided an overview of where and how food trucks may operate in Petoskey under current regulations and had included information from other communities including Traverse City where they have been embraced and a report from the National League of Cities. She also summarized the issues that have been raised locally when the subject is brought forward, particularly the impact on brick and mortar establishments. She asked for direction from the Commission whether there is a need or desire to further allow food trucks and other mobile vending; whether current regulations adequately address the subject; and where and when the Commission felt they were appropriate.

Commissioner Braddock summarized the Food Truck Rally survey results and noted that food trucks are popular and not going away so she felt that it would make sense to create an environment where they are allowed.

Chairman Greenwell asked those in attendance if they wished to speak.

Aaron Marx, owner of Burnt Offerings Food Truck, reemphasized the popularity of food trucks and did not believe they were competition to sit-down restaurants as much as they were an alternative to traditional fast food restaurants. He noted that their truck has located in Harbor Springs under their pilot project to allow food trucks. After one year they continued to allow them but they were moved farther down the street from the Marina based on feedback. When asked why he thought the food truck rally was such a success he pointed to multiple options and quick service as well as event promotion.

Mike Williams, 309 Grove Street, supports allowing food trucks and felt that Petoskey is missing waterfront dining and food trucks could fill that void.

Denise Petoskey, 141 Balsam Avenue, was in favor of food trucks and felt they enhanced the walkable nature of the city.

Reg Smith, 515 Lockwood Avenue, thinks that food trucks would be good and bring a balance as it is true that what they provide more closely resembles fast food than sit down dining. He believes they could help serve the public as it is an aspect that is missing and feels that a rising tide lifts all boats.

Commissioners discussed identifying private locations that may provide opportunities for success such as what occurs in Ann Arbor, and that creating regulations on a trial basis may be the best way forward.

There was then discussion if our current regulations sufficed. All agreed that they should be allowed in certain districts but probably not the CBD. There was also discussion about allowing them at the waterfront and all agreed that although it has potential, location would be key and could face a lot of opposition. Further discussion is needed on location and potential ordinance language changes and regulations. Commissioner Greenwell thanked the public for their comments and explained that the discussion will continue.

Updates

Staff reviewed the 2017 traffic counts, summarized Council action on the hospital zoning district and noted other changes Council has requested to the RM-1, RM-2, B-2A and B-2B Districts.

Summaries of the Housing Summit and Michigan Planning Conference will occur at the November meeting.

The meeting then adjourned at 9:27 P.M.

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