



PLANNING COMMISSION

December 21, 2017

A regular Planning Commission meeting was held in the City Hall Community Room, Petoskey, Michigan, on Thursday, December 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
Emily Meyerson
Rick Neumann
Eric Yetter

Absent: James Holmes
Cynthia Robson

Staff: Amy Tweeten, City Planner

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

Upon motion and support to approve the minutes subject to correction, the minutes of the October 19 regular meeting were approved 8-0 and the minutes of the November 16 meeting were also approved 8-0.

Site Plan Review for McLaren Northern Michigan

As the parking lots for the new South Addition were previously approved, staff focused on the building portion of the site plan standards of review. The building is within the allowable H-2 District height and setback, with similar exterior materials to the existing structure. The site plan indicates the updated location of the emergency generator to the west of the Lake Street parking structure and is shown with a sound attenuation wall. Staff provided her recommended conditions of approval including the addition of landscaping along West Mitchell Street to screen the loading dock area, installation of bike racks in the spring of 2018, submittal of a campus sign plan and submittal of any changes to the lighting plan, if needed.

Mr. Potter indicated that they looked at upgrading the lighting fixtures but that the intensity would exceed the ordinance so no changes were made.

Commissioners asked about bike rack locations, generator enclosure, crosswalk location to the secondary entrance, and use of Crabapple trees in the landscaping plan.

The bike racks will be dispersed at the many hospital and parking structure entrances. Mr. Culhane explained the enclosure to be a horizontal corrugated metal panel that drives the sound up rather than out when the generator is tested periodically. The generators are seven feet tall and there is

a vent stack so the enclosure would be around 8 feet for screening. The likely color would be dark bronze similar to the louvers on the West Lake Street parking structure. There will be a crosswalk that will line up with the secondary entrance, although Mr. Culhane noted that there is a concern with people stopping at this location, and all traffic will be directed to stop at the new main entrance.

Commissioners thought the plan looked good overall and felt that the process had been a good one and thanked the applicants for their patience. Mr. Culhane and Mr. Potter agreed that it had been a good process and appreciated the Commission's time to work through the site plan issues.

A motion was then made by Commissioner Meyerson, with support by Commissioner Burns, to approve the plan as presented with conditions based on the finding that it meets the site plan standards of approval as detailed in the staff report dated December 14, 2017. The conditions of approval are that the applicant work with staff on the screening of the loading dock area and color of the generator enclosure, that bike racks be installed at entrances not under construction in the spring of 2018, the submittal of a campus sign plan no later than June 1, 2018 and submittal of any lighting plan changes. The motion carried 8-0.

Mobile Vending Discussion

Staff indicated that City Council was interested in having mobile vending regulations developed and requested that the Commission begin the process. From previous discussions, the direction was that the section of the Code of Ordinances dealing with business regulations would be where mobile vending belonged and staff explained that they would only be allowed on private property if there were excess parking.

Commissioner Andrews suggested that the process include creation of an ad hoc committee to get a cross section of input. Such a committee would include two Planning Commissioners, one Parks and Recreation Commissioner, one restaurant operator and a mobile vendor. The committee would work on regulations and potential locations.

Commissioner Meyerson asked staff about the rumor of a mobile vendor on Michigan Street. Staff explained that there was an accessory structure that she approved that would include residential garages, as well as a bar and space for the parking of a food truck rather than a built-in kitchen. The property owner has discussed several plans, including a surface parking lot and a food truck lot. Commissioners questioned whether the structure should have been approved as an accessory structure if there was not an existing restaurant in the main building.

Commissioners Andrews and Braddock agreed to serve on the committee and staff will set up an initial meeting in early January.

Updates

Staff provided updates to the Commission on possible future amendments to the Crestview Commons PUD, expansion of Wendy's, interest in 200 East Lake Street and the Zoning Ordinance updates directed by City Council.

The meeting then adjourned at 8:40 P.M.

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