



PLANNING COMMISSION

May 17, 2018

A regular Planning Commission meeting was held in the City Hall Community Room, Petoskey, Michigan, on Thursday, May 17, 2018. 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
Eric Yetter

Absent: Cynthia Robson

Staff: Amy Tweeten, City Planner

Others Present: Nick Liebler, 8326 Cedar Creek, Petoskey
David Meikle, 422 East Mitchell Street
Jessica Stubbs, 1234 Hazelton Street

Upon motion and support, the minutes of the April 19, 2018 regular meeting were approved 8-0.

Site Plan Review for 502 Michigan Street

Staff provided an overview of the plan to redevelop the Parr Baptist Church into six dwelling units, noting the proposed eight underground parking spaces and need for one additional space that the Commission may approve to be on-street parking, as well as the revisions to the fourth floor to meet the conditions of the variance granted by the Zoning Board of Appeals. Staff believed the site plan standards with the allowance of one on-street parking space could be met, as specified in the agenda memo with the conditions that the Department of Public Safety approve the location of the fire department connection (FDC) and the utility requirements be submitted once the drawings are further developed, and that the sidewalk elevation at the new curb cut to the underground parking on Waukazoo meet City Construction Standards.

Commissioners inquired about the Development Review Team, how the on-street parking space would be assigned, and why the elevator had been removed. Staff explained the Development Review Team is made up of staff from the Department of Public Works, Department of Public Safety, Emmet County Building Department and Office of City Planner. The team typically meets before a submittal goes to the Commission to identify site issues, and after approval to finalize utility or other construction issues. The on-street parking space would not be reserved and all six units would have at least one space in the garage. The elevator would remain, but it would only go to the third floor.

Commissioner Neumann believed it was worth noting that the church is an historic structure and if a local historic district were in place, any renovations would have to meet the Secretary of the Interior Standards, one of which evaluates whether the project enriches or diminishes the integrity of the historic structure. He felt that the features of the building are being significantly changed and historical elements are being reduced. He further noted that because it is an adaptive reuse rather than the destruction of the historic resource, while he would like more attention to historic features, he was alright with the project.

Commissioner Greenwell replied that the building had such significant structural issues that he felt it was impractical to keep the historic features, specifically the roof. He noted that the building had been on the market for a long time, that the proposed project would be an asset to downtown, that although it would not include the workforce housing that the community wanted to encourage, he understood the significant costs of undertaking the project dictated the price of the units. He asked the applicant about the construction start to which Mr. Meikle replied he hoped for a fall start.

Commissioners were satisfied with the site plan, thought it was a great project, were excited for it to move forward, would like to see windows saved, and hoped the City would continue to do anything it could to help the project.

At this time Commissioner Andrews made a motion to approve the site plan for 502 Michigan Street dated 4/5/2018 based on the findings in the agenda memo that the plan met the standards of approval of Section 1716(3) with the conditions that:

- The Department of Public Safety approve the location of the fire department connection (FDC);
- The utility requirements be submitted once the drawings are further developed; and
- The sidewalk elevation at the new curb cut to the underground parking on Waukazoo meet City Construction Standards.

Commissioner Meyerson supported the motion with the addition of approval of one on-street parking space to be allowed to meet the 9-space parking requirement, per Section 1704 (B) of the Zoning Ordinance. Commissioner Andrews accepted the addition and the motion carried 8-0.

Updates

Staff provided an overview of the City status in the Michigan Green Communities Challenge that the City has participated in since 2016. With the 2018 submittal, the City should reach silver certification, with upgrades to the Wastewater Treatment Plant, the new Voluntary Green Pricing for electric customers to choose to have up to 100% renewable energy, and other energy efficiency upgrades as the improvement areas from the current bronze certification.

Staff then gave an overview of the Climate Change Summit held by the Tip of the Mitt Watershed Council (TOMWC) that she and Commissioner Meyerson had attended, as well as the Michigan Association of Planning Spring Institute on community resiliency. The data indicates several changes for our region including wetter and hotter conditions, with greater fluctuations and variability. This could lead to longer growing seasons, but freeze/thaw cycles would be more erratic and impact fruit crops as well as winter activities.

She also noted the interest of City Council on green energy and having a sustainability plan developed, which is a strategy in the master plan. Her concern is that we have yet another planning document and she thinks it might be a better approach to incorporate resiliency and sustainability as overarching objectives during the update to the master plan (2019). She asked the Commission for input on their preference in developing additional plans. There were a lot of good slides of climate data trends that staff will see if she can obtain for the Commission.

Commissioner Meyerson noted that the Climate Change Summit was a first step in the TOMWC developing a Community Resiliency Plan, that the Petoskey Harbor Springs Community Foundation intended to incorporate its work on renewable energy into this plan, and wondered why the City couldn't adopt this plan once developed. Discussion will continue on this subject.

The meeting then adjourned at 7:59 P.M.