



PLANNING COMMISSION

August 16, 2018

A regular Planning Commission meeting was held in the City Hall Community Room, Petoskey, Michigan, on Thursday, August 16, 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
Cynthia Robson
Eric Yetter

Staff: Rob Straebel, City Manager
Amy Tweeten, City Planner

Others Present: Greg Potter, McLaren Northern Michigan
Abby Badgley, 415 Kalamazoo Ave.
Tom Webster, 730 Kalamazoo Ave.
Marjorie Mehney, 802 Waukazoo Ave
Others who did not sign in

Upon motion and support, the minutes of the July 19, 2018 regular meeting were approved, with a small typo correction, 9-0.

McLaren Construction Update

Greg Potter, McLaren Northern Michigan Facilities Director, explained the expansion of the project to incorporate improvements to the existing building, increasing the project costs from \$124M to \$158M that created a four month delay in the make-ready work including landscape contracts. He presented updated elevations indicating the utility penthouse to be stepped back from the west end and interior images. The anticipated schedule would be to complete phase one construction by the end of this summer, phase two of the south addition to be completed spring of 2021 and the renovations of the existing building to occur 2021-2022. He noted the use of the property along Charlevoix Avenue for staging would be needed for a couple years and that the excavation for the foundation for the south addition will begin within a month.

Commissioners asked about the signage plan; the status of a helicopter landing; how the shuttle service was working; the design of the transformer enclosure; and whether a roof-top deck would be installed where the building step-back was created.

Mr. Potter will be working with staff to bring forward a campus sign plan, potentially for the September meeting. He reviewed the findings of the helicopter study and construction of a landing on top of the Emergency Department parking structure is the most likely location, but that at a cost of \$3M a funding campaign is required. He believed the shuttle service was working well, although

some colleagues were resisting, and stated there were no plans to put a viewing deck on the utility penthouse level.

The Commission thanked Mr. Potter for the update.

2019-2024 Capital Improvements Plan

The City Planner provided an overview of the \$38M six-year plan, emphasizing the 2019 projects that coincided with the MDOT US 31 realignment. Specifically, the replacement of the stair tower from Sunset Park to Bayfront Park, utility work, widening of the Little Traverse Wheelway from the tunnel to the waterfall area, and sidewalk on Washington Street from Petoskey to Howard. The Bear River Pedestrian Bridge was also listed for 2019, pending grant funding.

After a review of the succeeding five years of projects and how the six-year plan meets the goals, objectives and strategies of the City Master Plan, Commissioners asked about the salt shed area improvements and why they weren't being removed; why Kalamazoo Avenue and Greenwood Road were planned for reconstruction before E. Lake Street, which is in terrible condition yet proposed to be delayed another year; and the status of the Pennsylvania Park restrooms.

Staff responded that the salt sheds would no longer be removed, but replaced, and the entire area will be looked at to incorporate the trail and boat launch/ take out area. Kalamazoo is anticipated to be heavily used during the US 31 work and is also in bad shape, with higher traffic counts than E. Lake. Greenwood Road is anticipated to receive funding through the Bureau of Indian Affairs and has a critical water main that needs replacement. If possible, there may be some paving on upper E. Lake to carry it to the planned 2022 reconstruction. It is hoped the bathroom project will be bid out within the next month with construction in the fall and winter. If not, the project will have to wait until fall of 2019.

Commissioner Meyerson believed that the CIP should include more priority sidewalk segments, specifically Lockwood Avenue from Jennings to Spruce. She also had received a lot of questions about the connection of the Downtown Greenway Corridor through Pennsylvania Park, which she believes will be used by bikers.

At this time, Commissioner Meyerson made a motion to accept the 2019-2024 CIP as meeting the Master Plan Goals as outlined in the agenda memo, with the recommendation to City Council that the Lockwood sidewalk segment be added to the 2021 projects. Support for the motion was by Commissioner Robson and the motion carried 9-0.

Updates

As there were members of the public present, Chairman Greenwell addressed them before updates began.

Abby Badgley, 415 Kalamazoo, relayed her front-yard fence issues for her garden. She had appeared before the Zoning Board of Appeals, who had denied a variance for the fence and recommended she address the Commission and Council about the possibility of making changes to the ordinance. She believes that front yard gardens are wanted and fences are necessary to keep animals out, and asked if the ordinance could be changed to allow for agriculture.

Tom Webster, 730 Kalamazoo, had also received a notice from the Zoning Administrator. He lives on a corner so unable to have fences in two front yards, which precludes a garden due to the animals. He wondered if there were a certain style of fence that could be acceptable, and noted that growing food is important to those in the City that are low income.

City Manager Straebel noted that the Michigan DNR will be providing a presentation at City Council Monday night on keeping deer out of gardens.

Commissioners discussed the last fence ordinance process, that it was thoroughly researched over a two year period and that there was disagreement between the Commission and Council on the issue of front-yard fences. However, they were willing to look at it again through the lense of urban agriculture.

Marjorie Mehney, 802 Waukazoo Avenue, agreed there was a lot of wildlife in town, and that people want fences for privacy, but that front yard fences are an aesthetics issue and there is a need to understand why people don't want them.

City Manager Straebel then provided the Commission with a copy of a Declaratory Judgement the City had filed to determine the validity of the Petoskey Pointe PUD. The City Planner updated the Commission on the Redevelopment Ready Communities and Green Communities certifications.

Commissioner Robson made point of order that public comment should be an agenda item and not part of updates.

The meeting then adjourned at 9:01 P.M.

Minutes reviewed by Emily Meyerson, Commission Vice Chair/Secretary