



PLANNING COMMISSION

October 18, 2023

A regular Planning Commission meeting was held in the City Council Chambers, Petoskey, Michigan, on Wednesday, October 18, 2023. Roll was called at 6:00 P.M. and the following were:

Present: Cynthia Linn Robson, Chairperson
Matt McSweeney
Richard Mooradian
Rick Neumann
Ted Pall
Charles Willmott

Absent: Betony Braddock
Doug Buck
Carolyn Dettmer

Others: Andrea Jacobs, Housing North

Staff: John Iacoangeli, City Planning Consultant
Lisa Denoyer, Zoning Administrator

Upon motion and support, the minutes of the September 20, 2023 regular meeting were approved. Motion carried 6-0.

**Introduction of a Zoning Request from R-3 to RM-2
for Parcel No. 52-19-06-400-156 located on Petoskey Street**

John Iacoangeli, Planning Consultant, informed the Commission that the applicant was requesting a rezoning of a vacant parcel with access on Petoskey Street from R-3 to RM-2 for the purpose of building a small multiple-family apartment. Parcels to the north, south and east of the subject property are zoned R-3 Single-family Residential and to the west are zoned RM-2 Multiple-family Residential. There are three small multiple-family units at 208, 209 and 214 East Sheridan Street in the immediate neighborhood and are all owned by the applicant. They are smaller scale and fit within the residential neighborhood context.

He then explained that the Livable Petoskey Master Plan classifies the subject area as Mixed Residential-2. This land use category includes neighborhoods with a wider mix of units that include single, two, and multiple family structures interspersed and areas developed for larger scale multi-unit residential buildings such as apartment or condominium complexes.

Commissioners commented that more young people would rather rent these days than own and voiced concerns on spot zoning, the percentage of rentals in the area compared to the State average and changing the character of the neighborhood. Commissioners then discussed the importance of changing zoning for a property, not for a specific use, reviewed the permitted uses for each district

and asked staff to create a comparison sheet of the schedule of regulations and permitted uses for each district that would be straight forward for residents to compare uses.

Commissioner Willmott made a motion, seconded by Commissioner Neumann, to schedule a public hearing for the November regular meeting. Motion carried 6-0.

Commissioner Pall commented that he was in favor of a public hearing, however he reserved the right to change his mind after discussions at the public hearing.

Discussion Regarding the Possibility of Converting Excessive Parking at Crestview Commons into Building Pads

Lisa Denoyer, Zoning Administrator, informed the Commission that City staff had conducted an onsite count of the existing parking spaces at Crestview Commons on October 10, 2023 and determined there to be a total of 699 parking spaces.

The current ordinance requires one parking space per 375 square feet of gross floor area for shopping centers and based on the overall retail space noted on the attached document, a total of 478 parking spaces would be required [473 parking spaces would be required based on the Gross Leasable Area (GLA)]. Based on these calculations, parking on the site could be reduced by 221 to 226 spaces and still meet the current parking requirements.

She also informed the Commission that she and the Planning Consultant had met with the developer and discussed the possibility of future buildouts, to which the developer was receptive.

Public Comment

No public comments were received.

Commissioner Comments

Commissioner Pall asked for an update on the fence at Bay Street Urgent Care. Staff responded that she had approved a fence permit for the correct fence, however she was waiting on a response as to when it would be installed.

Staff Updates

Commissioner Willmott asked if there were any updates on the Michigan Maple Block, Lofts at Lumber Square, Villas or Mitchell Street Market projects.

Andrea Jacobs, Housing North, commented via chat that the Michigan Maple Block project did not receive the RAP grant and are still pursuing CRP funds through MEDC.

Mr. Iacoangeli informed the Commission that City Council would be holding a special meeting on October 23, 2023 to continue discussions on short-term rental ordinance language.

Commissioner McSweeney commented on the most recent rendition of West Mitchell Street that was submitted by David Trautman and the beautification that could be done to the area to improve the look. He did not realize how few trees were along that area until he saw the rendition and felt the addition of trees or shrubs would help improve the look of the area.

Commissioner Willmott asked where the City's non-motorized facilities plan could be found and commented that he felt it would be a good idea for the Commission to review and update the plan.

Staff responded that the plan can be found on the City's website and it was last updated in 2015.

Chairperson Robson asked if three items could be added to the Planning Commission's review list as they had addressed the items previously listed. Mr. Iacoangeli responded that he would provide the Commission with a list of additional items to be reviewed.

There being no further business to come before the Planning Commission, the meeting was adjourned at 7:03 P.M.