



**DOWNTOWN MANAGEMENT BOARD**

February 21, 2023

A regular meeting of the City of Petoskey Downtown Management Board was held in the City Hall Council Chambers on Tuesday, February 21, 2023. The meeting was called to order at 6:00 P.M., and the following were

Present: Ben Slocum, Chairperson  
Gary Albert  
Robin Bennett, Vice Chairperson  
Joe Keedy  
Drew Smith

Absent: Megan DeWindt, Jennifer Shorter, Marnie Duse and John Murphy, Mayor

Also in attendance were Downtown Director Becky Goodman and City Manager Shane Horn.

**Approve Consent Agenda Items**

Downtown Management Board members discussed the first item of routine business, the January 17, 2023 regular meeting minutes; acknowledgement of bills since January 17, 2023 that totaled \$48,251.38; and January expense and income reports as prepared by the Downtown Director. Bennett moved and seconded by Keedy to approve the consent agenda. All in favor.

**Hear Public Comments**

Chairperson Slocum asked for public comments and there were no comments.

**Discuss Letter of Support for Upcoming City Projects**

The Downtown Director reviewed that the City Planner attended the Parking Committee last week and informally discussed upcoming projects including 1420 Standish Avenue project, former Michigan Maple Block Property, and a plan to condense City zoning; that the proposal for 1420 Standish Avenue is to construct 216 residential apartment units across six buildings on the 11-acre site which would be a significant increase in much needed housing in the City; that proposed zoning changes are designed to promote neighborhood community and also locations for businesses and housing that provide a wide variety of both housing and commercial options at an array of different price points; and that the City Planner requested that the DMB support the projects by approving formal letters of support written and sent by staff.

Board members inquired if there were any negative impacts; heard concerns on population decreasing due to sprawl in to townships; heard concerns that there would be a lot more density; discussed market rate vs. affordable since market rates tend to skew high and would these developments provide for a downtown worker; heard concerns on “not in my back yard” and certain types of developments including, but not limited to ADU’s, multifamily homes, etc.; and discussed if it was appropriate as a board to support this request.

Chair Slocum did a straw poll and Board members were generally in support of condensed zoning and 1420 Standish Avenue development project, formerly the Michigan Maple Block property, and provided direction to the Downtown Director to proceed with letters of support.

### **Reports by Downtown Committees**

The Downtown Director reviewed that the Marketing and Parking notes were in the packet.

Marketing Committee – The annual meeting is scheduled for 5:30pm, March 2, and the theme is “Downtown by the Number” which will give attendees a better scope of what downtown does and aligns with the downtown strategic plan. The Board commended Jennifer Shorter and the rest of the Committee on the calendar project and gave kudos for all of their efforts.

Parking Committee – City Council approved dining deck resolution at last night's meeting and Beckett and Raeder is working on design specifications and standards that all applicants will have to use in the future if ordinance is approved. Board members inquired on increased costs for businesses and if decks will need to be covered.

The City Manager responded that it is in the preliminary stages and will report back once more information is provided to staff from Beckett and Raeder.

The Downtown Director further reported that signs have been ordered for trash enclosure issue and that Lindsey Walker cleaned up the cardboard as a volunteer and thanked her for her efforts; that she is investigating use of a camera; MEDC announced grant opportunities and staff sent out Match on Main Grants and received two applicants which will be moved forward to the State; reviewed statistics of Winter Weekend event; and that she is in final negotiations with a new employee for Marketing and Events Director

### **Reports by City Staff**

The City Manager reviewed the proposed 1420 Standish Avenue, former Michigan Maple Block project, including 216 residential workforce housing units; that Lofts at Lumber Square development and reimbursement agreement was approved last night; that an OPRA for 424 Emmet Street was approved last night and is excited to think about additional development in the community; announced yesterday former Lt. Adrian Karr was promoted to Public Safety Director and that there were two highly qualified internal candidates which speaks volumes to former Director Breed and the culture he created within the department; and that Mitchell Street entrance project will begin over spring break.

There being no further business to come before the Downtown Management Board, this February 21, 2023, meeting adjourned at 6:40 P.M.