



PLANNING COMMISSION

April 15, 2021

A regular Planning Commission meeting was conducted virtually from remote locations, with staff at City Hall Council Chambers, Petoskey, Michigan, on Thursday, April 15, 2021. Roll was called at 7:00 P.M. and the following were:

Present: Cynthia Linn Robson, Chairperson, Petoskey, MI, Emmet County
Betony Braddock, Petoskey, MI, Emmet County
Carolyn Dettmer, Petoskey, MI, Emmet County
Rose Fitzgerald, Petoskey, MI, Emmet County (arrived at 7:30 P.M.)
Richard Mooradian, Petoskey, MI, Emmet County
Rick Neumann, Petoskey, MI, Emmet County
Ted Pall, Petoskey, MI, Emmet County
Kent Warner, Petoskey, MI, Emmet County

Others: Simon Carrick
Dr. David Finley, North Central Michigan College
Dorothy Landis, 1102 Howard Street
Paul LeBlanc, PLB Planning Group, LLC, Grand Rapids
Lindsey Walker, 1312 Emmet Street
Dr. Thomas Zeidel, North Central Michigan College

Staff: Amy Tweeten, City Planner
Rob Straebel, City Manager
Lisa Denoyer, Administrative Assistant

Upon motion and support, the minutes of the March 18, 2021 regular meeting were approved 7-0.

**Discussion and Direction on a New Zoning District
for North Central Michigan College**

Staff informed the Commission that the proposed language is consistent with the Hospital District and would become Article XXXII. Overall, the uses are consistent with what exists already.

Staff believes that power generation should be better defined; the exterior setback of 60 feet is reasonable; building height of 35 feet is reasonable; more information is needed on existing building height and the proposed 60 feet and suggested allowing building additions shown in the master site facilities plan to receive administrative approval if sufficient parking is provided.

Staff commented that it appears that parking lots are being replaced with green space so information on existing and anticipated parking needs should be provided and that the Commission would approve the Master Sign Plan. Accessory uses that are held outdoors may need a higher level of approval.

Paul LeBlanc, PLB Planning Group, LLC, explained that the college recently completed their long-range master plan, which proposes a lot of improvements and changes. While the college is a permitted use within the R-1 Single Family Residential District, many of the standards are intended for single-family homes, not a college campus. Mr. LeBlanc stated that he tried to follow and be consistent with the hospital district when formatting the language so that it would be easier for the Planning Commission and the college to use. He commented that the drivers training on campus is not as much training as it is testing for a license and endorsements. There were complaints from neighbors in the past; however, the testing area was relocated as soon as the complaints were brought to their attention. He then informed the Commission that they intend to have a neighborhood meeting prior to the public hearing in order to answer questions and help neighbors understand their plan.

Dr. David Finley, NCMC President, and Dr. Thomas Zeidel, NCMC Vice President of Finance and Facilities, informed the Commission that CharEm provides testing for the drivers while NCMC provides the space pro bono. Complaints were made due to participants arriving early to practice. College staff contacted CharEm. Early arrivals are no longer permitted, and the testing site was relocated to the east end of the large parking lot. They do not believe there have been any complaints in recent years.

Staff responded that there have not been any complaints in a few years.

At this time, the meeting was opened for public comment. No public comment was received.

Commissioners asked about current and future enrollment numbers, percentage of virtual enrollment, what the tallest building currently is on campus, accommodations for electric cars, bikes, etc., if proposed buildings would come before the Planning Commission for approval or if they would be approved by administration, and proposed language regarding solar energy.

Dr. Finley responded that peak enrollment occurred in 2012 with approximately 3,000 enrolled students and in recent years enrollment was around 2,500. Their short-term goal is to have 2,500 students enrolled and their future goal is to have 3,000 or more. Currently, 60 percent of students meet face to face, 20 percent are virtual and in person and 20 percent are virtual. The Student and Community Resource Center (SCRC) is currently the tallest building on campus at 45-feet. The campus already houses an electric charging station and there has been discussion of a future bike share program on campus.

Staff responded that many of the proposed changes are to existing buildings and that new buildings would come to the Planning Commission for site plan review.

Mr. LeBlanc responded that the intent of the solar energy language was to allow non-traditional energy sources.

Some Commissioners voiced concerns with the proposed 60-foot building height allowance while others stated that they would rather see a taller building than have the building spread out over a larger area.

Commissioners commented that they felt the development plan was comprehensive, that the college campus is quite similar to the hospital campus and there were no major concerns at this time. Commissioners also commented that there were some language and formatting changes that needed to be made to be more consistent with current ordinance language.

Staff read aloud comments submitted by Lindsey Walker via chat. She then stated that she would be working with Mr. LeBlanc to address language changes and formatting and will bring it back to the Commission for review at their May meeting.

Review and Discussion of Livable Petoskey Public Comments

Staff informed the Commission that the public comment period ended on April 12th, comments received were included in the packet, and that one additional comment was received and sent to the Commission.

Also included in the packet was a markup of the plan showing City Council changes. They are still working on Priority Redevelopment Site changes and requested a table showing each plan element, staff responsible, board(s) or commission(s) working on it, and any outside partners involved in implementation. Comments were also included from Emmet County Recycling and the Livable Petoskey website.

Staff commented that a majority of the public comments received were already incorporated in the master plan or were comments on what they liked about the plan and asked the Commission for their comments and questions on changes made by City Council.

Commissioners reviewed City Council's changes, made minor changes, voiced concerns with the removal of art education language in the Recreation, Arts and Culture Opportunities section under Strategies and Actions and stated that they would like more information on language changes to the goals under Local Economy Assets and Opportunity.

Staff read aloud comments submitted by Lindsey Walker via chat and suggested scheduling a joint meeting with City Council for further discussion of the draft before the Commission finalizes and schedules a public hearing on the plan. She then read aloud comments and suggestions received from Emmet County and the Commission accepted some of the language and felt the footnoted language from the EPA should remain as originally drafted.

At this time, the meeting was opened for public comment.

Simon Carrick stated that he was not familiar with the master plan and asked if there was any mention of a dog park and how a resident could obtain a copy of the plan and public comments.

Staff responded that there is mention of a dog park in the master plan and both the plan and public comments could be found in the packet on the City's website.

Dorothy Landis, 1102 Howard Street, stated that she was a new resident of Petoskey and had submitted her concerns with restrictions on short-term rentals and asked for more insight as to why the restrictions were put in place and if there was data on the negative effects. If there was no data, she asked that discussion be re-opened.

Commissioner Neumann responded that he previously had a vacation rental next to his residence and it was quite disruptive to the neighborhood because renters were coming and going all the time and parking on his lawn as the driveway was located along the property line. The home is now a long-term rental and it is much less disruptive.

Staff responded that she would be happy to discuss the subject further at another time as this meeting subject was the draft master plan.

Staff then informed the Commission that the next steps would be to possibly have a joint meeting with City Council, schedule and hold a public hearing on the final version, plan approval by the Commission, and then forward it to City Council for their approval.

Commissioners agreed that a joint meeting should be scheduled with City Council for further discussion of the comments received and suggested changes made.

Discussion and Direction on Possible Sign Ordinance Amendments and Possible Zoning Ordinance Changes to Address Housing Needs

Due to the late hour, the Planning Commission decided to postpone discussion on possible sign ordinance amendments until their regular May meeting and scheduled a special meeting for Thursday, May 6th to discuss possible Zoning Ordinance changes to address housing needs.

Public Comment

The meeting was opened for public comment. No public comment was received.

Updates

Chairperson Robson informed that Commission that Emmet County has tentatively scheduled a special meeting on June 24, 2021 regarding a transit proposal and felt it would be a good meeting for Commissioners to attend.

Staff informed the Commission that Bob Kronberg had resigned from the Planning Commission.

Chairperson Robson thanked Mr. Kronberg for his time and commitment to the Commission.

The meeting was then adjourned at 9:44 P.M.

Minutes reviewed by Ted Pall, Vice Chairperson/Secretary