



PLANNING COMMISSION

September 16, 2021

A regular Planning Commission meeting was held in the City Council Chambers, Petoskey, Michigan, on Thursday, September 16, 2021. Roll was called at 7:00 P.M. and the following were:

Present: Cynthia Linn Robson, Chairperson
Betony Braddock
Carolyn Dettmer
Rose Fitzgerald
Richard Mooradian
Rick Neumann
Ted Pall
Charles Willmott

Absent: Kent Warner

Others: Matt Fettig, 906 Michigan Street
Nick Liebler, White & Liebler Architects

Staff: Amy Tweeten, City Planner
Lisa Denoyer, Administrative Assistant

Upon motion and support, the minutes of the August 19, 2021 meeting were approved. Motion carried 8-0.

Conceptual Plan Review for 202 East Mitchell Street

Staff informed the Commission that the building proposed at the southeast corner of East Mitchell Street and Emmet Street is a three story mixed use building with four residential units. The applicant architect had been advised of the B-2 District form and architectural requirements.

Staff then reminded the Commission that the conceptual review is the first opportunity for the Commission to address early questions or concerns of a pending development.

Nick Liebler, White & Liebler Architects, provided background on the site and gave an overview of the current concept for the property. The concept included a mixed use building with retail and/or restaurant space on the first floor and four residential units above. Each residential unit would have a covered garage space and a guest parking space at the rear of the building. Mr. Liebler asked the Commission for their guidance on building height and stated that he was hopeful they would consider increasing the maximum height allowance.

Commissioners asked about square footage for each unit, number of commercial tenants on the main level, dumpster location, access from the existing alley and street parking.

Mr. Liebler responded that each unit would be around 3,000 and 3,500 square feet, the owner is leaning toward a single restaurant space on the main floor, the dumpster would be located by the bicycle rack at the southwest corner, the owner preferred not to create an access from the existing alley behind the property and they would like to create on-street parking for loading and unloading.

Overall, Commissioners agreed that it was an attractive design that will fit well with the surrounding buildings.

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

Public comment was received regarding the setback from the property line and windows along the building wall that faces a parking lot.

Case #233-20 – Requested Façade Amendment for Grand Villas

Staff reminded the Commission that the Grand Villas site plan was approved on August 20, 2020 and now the owner is requesting an amendment to the approved site plan building façade. Their decision was based on feedback they received. Staff then reviewed façade images and proposed building materials that were submitted by the applicant.

The applicant was not present to answer questions or add to staff's review.

Commissioners commented that while they felt the revised roofline from the mansard roof was an improvement, they had concerns about the first floor elevation as a blank wall that did not make a good entrance to the pedestrian-oriented downtown or surrounding buildings. Comments were made that there are parking structures that can be designed to look like storefront buildings so there is no reason the first floor of this building should have a blank wall with vinyl panels.

The Commission did not take action pending improved first floor design elements and having applicant representative present.

Election of Officers

Chairperson Robson informed the Commission that the Chairperson, Vice-Chairperson/Secretary shall be elected in September of each year for a one-year term. Vacancies in offices shall be filled immediately by regular election procedure with the term expiring in September of the following year. Current officers are Cynthia Linn-Robson, Chair, and Ted Pall, Vice Chair/Secretary.

Chairperson Robson then stated that she would be willing to continue serving as chairperson.

Commissioner Willmott made a motion to re-elect Chairperson Robson and the motion carried 8-0.

Commissioner Neumann made a motion to re-elect Commissioner Pall as Vice Chairperson/Secretary and the motion carried 8-0.

Continued Discussion of Zoning Ordinance Amendments to Address Housing

Commissioners reviewed the proposed language for private street standards for over eight units and made changes based on their discussion.

Commissioner Braddock made a motion, seconded by Commissioner Pall, to schedule a public hearing on private street standards with proposed changes. Motion carried 8-0.

Commissioners then reviewed the proposed language for eliminating density restrictions in business and industrial districts and recommended changes.

Commissioner Willmott made a motion, seconded by Commissioner Pall, to approve the proposed language with changes and schedule a public hearing. Motion carried 8-0.

Commissioners discussed building heights for the B-2 Central Business District. Staff explained how the current form requirements were developed and how height was previously measured and agreed it would be best to keep the existing height calculation and increase the allowable total height to top of parapet of 45 feet.

Commissioner Pall made a motion, seconded by Commissioner Neumann, to approve the proposed language and schedule a public hearing. Motion carried 8-0.

Commissioners discussed building heights for the B-2A and B-2B Districts and allowing a total height of 37 feet to the top of a parapet or midpoint of the peak. Staff explained that before the change of building height calculation, the allowed 33 feet of building height in this district would have allowed for extra parapet height so would have been closer to 36 feet. The allowance of 37 feet would allow for taller floor to ceiling heights, 9 feet versus 8 feet. Commissioners then discussed the possibility of community outreach and providing a visual reference that depicts a height of 37 feet at a site for residents to see.

Commissioner Fitzgerald made a motion, seconded by Commissioner Dettmer, to approve the proposed language and schedule a public hearing. Motion carried 8-0.

Commissioners discussed building heights in the O-S and B-3 Districts that currently allow three (3) stories, and two (2) stories, 25 feet respectively. The proposal is to change both to allow two (2) stories, 30 feet as staff noted it is not possible to build three (3) stories in 30 feet.

At this time, Commissioner Willmott made a motion, seconded by Commissioner Pall, to approve the proposed language and schedule a public hearing. Motion carried 8-0.

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

Public comment was received regarding average grade for buildings on a slope such as the one on the corner of Petoskey and Lake Streets; and roof top access and mechanicals. The Commission was also encouraged to look at Harbor Springs's ordinance regarding provisions for roof top access and height allowance.

Due to the late hour, Commissioners decided to continue discussion on changes to single and multiple family districts and Section 1600 - Schedule of Regulations at their next regular meeting.

Public Comment

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

Updates

Staff informed the Commission that City Council will have their first reading on the College District language on Monday and that the City Attorney believed a parking variance would be needed for the proposed medical marijuana facility at 403 West Mitchell Street.

Commissioners asked what the Planning Commission's role was in regards to the upcoming E. Lake Street reconstruction and if there were any updates on the two approved medical marihuana facilities and the Baptist church.

Staff responded that unlike the Kalamazoo Avenue project where there were sidewalks being added and widths changed, the E. Lake Street will be a full reconstruction, however, there will be no changes to curb lines or sidewalks so it did not fall under the Zoning Enabling Act requirement for review and recommendation by the Planning Commission. The Department of Public Works does an excellent job of working with adjacent residents when a project is going on.

Staff then informed the Commission that the applicant for the first medical marihuana provisioning center at 215 West Mitchell Street had not yet purchased the property and the special condition use approval will expire in February 2022. The applicant for the second medical marihuana provisioning center at 1111 Charlevoix Avenue has purchased the property and received a zoning permit for demolition only, but that has yet to occur.

No updates have been received on the Baptist church, the owner just wanted to have a sign that kept the Parr name.

The meeting was then adjourned at 9:11 P.M.

Minutes reviewed by Ted Pall, Vice Chairperson/Secretary