



PLANNING COMMISSION

November 18, 2021

A regular Planning Commission meeting was held in the City Council Chambers, Petoskey, Michigan, on Thursday, November 18, 2021. Roll was called at 7:00 P.M. and the following were:

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

Absent: Betony Braddock

Others: Lindsey Walker, 1312 Emmet Street

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

Upon motion and support, the minutes of the October 21, 2021 meeting were approved. Motion carried 7-0.

Continued Discussion on Zoning Ordinance Amendments to Remove Barriers to Housing Development

Staff reviewed the proposed changes to the RM-1 Multiple Family District that included changing the requirement for single family dwellings in the multiple family districts to follow the R-2 District standards, specifying that multiple family density requirements are provided in Section 1600(e)(1) and removal of language about outdoor play areas for day care centers and instead make it subject to State regulations to not overly burden daycare providers who are critically needed.

Commissioners discussed looking at density in the future, as well as limited areas within the RM-1 District, and the possibility of combining it with RM-2 to create one RM district. Commissioners then discussed State regulations versus City regulations for outdoor play areas for day care centers.

Commissioner Willmott made a motion, seconded by Commissioner Dettmer, to approve the changes as recommended by staff. Motion carried 7-0.

Commissioners then discussed adding Section 1600(e)(1) as proposed by staff.

Commissioner Fitzgerald made a motion, seconded by Commissioner Pall, to add Section 1600(e)(1). Motion carried 7-0.

Staff reviewed the proposed changes to the RM-2 Multiple Family District that included an amendment to the district intent, the addition of Section 1600(e)(2) and changing single family dwelling requirements to be the same as the R-2 Single Family District.

Commissioners agreed to the proposed changes from staff.

Commissioner Pall made a motion, seconded by Commissioner Neumann, to approve the changes recommended by staff and schedule a public hearing. Motion carried 7-0.

Staff reviewed the proposed changes to the Article XVI. Schedule of Regulations that included the elimination of footnote F as it contradicts other RM-1 and RM-2 District standards, the elimination of footnote G, as it conflicts with the requirements for parking in Section 1704, and the addition of footnotes B and C to the RM-2 District that would allow averaging of front yard setbacks of adjacent buildings.

Commissioners discussed the original intent of footnote F, the desire for rear yard parking for multiple family dwellings, voiced concerns with houses either being too close or too far back from the sidewalk and not blending with neighboring properties and asked for clarification on the difference between a front-yard versus a corner front yard on a corner lot. Commissioners then decided to table discussion on footnotes B and C for further discussion.

Commissioner Willmott made a motion, seconded by Commissioner Pall, to approve the elimination of footnotes F and G from Article XVI. Schedule of Regulations. Motion carried 7-0.

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

Commissioner Willmott made a motion, seconded by Commissioner Fitzgerald, to schedule a public hearing for the approved motions. Motion carried 7-0.

Staff reviewed the proposed changes to Section 400 for R-1 and R-2 Single Family Districts, options for changing the minimum single family detached dwelling size from 24'x24' to 576 square feet, not including an attached garage, or eliminating the minimum house size altogether, and changing bed and breakfast from a permitted use to a conditional use.

Commissioners commented that there are very few properties in the R-1 Single Family District and that the R-2 Single Family District is more prominent, asked about two and three unit dwellings, and discussed new versus old buildings being used as Accessory Dwelling Units (ADUs) and how they could impact neighbors. They also discussed the current minimum measurements for a home versus the proposed minimum square footage and voiced concerns how the change could affect the look of the neighborhood as trailers could be a possible option, and whether or not to change bed and breakfasts from a permitted use to a special condition use.

Commissioners agreed to hold off on making changes to Section 400, postpone discussion on the minimum detached dwelling size until the form standards are addressed, continue allowing bed and breakfasts as a permitted use and prohibit two unit dwellings from having shared driveways.

Staff then reviewed proposed parking requirement changes to Sections 1704(c) and Section 1704(e) that would allow an increase in the percent of on-street parking in the RM-1, RM-2 and for multiple family dwellings in a business district, subject to Planning Commission review and approval.

Commissioners voiced concerns of overcrowding the streets with on-street parking and discussed the option of changing the ordinance to be more restrictive should it become an issue as the allowance would be subject to Planning Commission review and approval.

Commissioner Willmott made a motion, seconded by Commissioner Fitzgerald, to approve the proposed language to allow up to 50 percent of parking spaces on-street, not to exceed six spaces, within 300 feet of multiple family dwelling in the RM-1, RM-2 Districts and for multiple family dwellings in a business district, subject to Planning Commission review and approval and schedule a public hearing. Motion carried 7-0.

Lindsey Walker, 1312 Emmet Street, expressed her disappointment that the agenda memo indicated direction had not been given by Council and in the lack of progress with the Commission's discussion.

Staff commented that at the special joint meeting some City Council members expressed their desire to have the changes move forward, but no direction on specific priorities to move forward was given.

Commissioners commented that the Mayor stated he did not want to provide the Planning Commission with direction but would rather they go back and work on it. They agreed that while some City Council members were clear on their opinion, the Council as a body did not give any direction to the Commission.

Due to the late hour Commissioners decided to schedule a special meeting for 6:00 P.M., Thursday, December 2, 2021 to continue the review of zoning ordinance amendments and to complete remaining items on the agenda.

Updates

Staff had no updates at this time.

Chairperson Robson commented that she would like to add "Commissioner Comments" to the agenda so that Commissioners can ask questions, request items to be added to an agenda, share comments received from community members and educational information.

The meeting was then adjourned at 10:20 P.M.

Minutes reviewed by Ted Pall, Vice Chairperson