



PLANNING COMMISSION

June 16, 2022

A regular Planning Commission meeting was held in the City Council Chambers, Petoskey, Michigan, on Thursday, June 16, 2022. Roll was called at 6:00 P.M. and the following were:

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

Absent: Dettmer

Others: Quinn Bonnet, Thompson Phelan Group
Ben Fettig, Harbor View Custom Builders
William Haas, Thompson Phelan Group
Connie Kindly, Harbor View Custom Builders

Staff: Zach Sompels, City Planner

Upon motion and support, the minutes of the May 19, 2022 regular meeting were approved. Motion carried 7-0.

**Case #239-22 – Site Plan Review for
Citizens National Bank, 319 State Street**

Staff gave an overview of the performance standards of the site to the Commission. William Haas of Thompson Phelan Group gave details on the project including addressing potential concerns from City staff as well as going over the Michigan Street entrance/exit would be primarily for customers while the State Street entrance/exit would be primarily for employees but could be used for either. Mr. Haas also discussed the potential for the parking lot to be open to the public after business hours and perhaps in the future, electric vehicle charging stations being available as well. The Commission expressed some concern over the east facing façade if the building on the adjacent property were to be demolished. Quinn Bonnett of Thompson Phelan Group assured the Commission that the façade would be improved if the adjacent building was ever demolished.

Commissioner Willmott made a motion, seconded by Commissioner Fitzgerald to approve the site plan, landscape plan and building elevations dated April 29, 2022 with the following conditions recommended by staff:

1. Calculation information provided to the Department of Public Works on the storm water management system, as well as downspout connections being addressed on site, for review and approval;
2. Right-of-way permit issued by the Department of Public Works for curb cuts (with flared uncurbed approaches), sidewalks, and utility connections;

3. Verification that sanitary drain issues are addressed within their own parcel;
4. Removal of concrete table/ bench in favor of a rain garden;
5. Removal of cobble stone in favor of mulch;
6. Submittal of any proposed site lighting to ensure ordinance compliance; and
7. Submittal and review of any proposed site signage to ensure ordinance compliance.

Motion carried 7-0.

**Case #240-22 – Site Plan Review for
Harbor View Custom Builders, 1622 Clarion Avenue**

Staff gave an overview of the site to the Commission, noting that there are not performance standards for the I-1 District. Ben Fettig of Harbor View Custom Builders gave an overview of the project – a two-story storage building with a loading dock, elevator, bathroom, and stairs. The Commission inquired about more details of the storm water system and the flow of water on the west side of the building. The Commission asked about the overall façade of the building, to which Mr. Fettig responded that it would be very similar to their main building on Baxter Street. The Commission discussed and viewed the vegetation and topography based on the pictures provided in their packet.

Commissioner Pall made a motion, seconded by Commissioner Neumann to approve the site plan, landscape plan and building elevations dated June 2, 2022 with the following recommendations provided by staff:

1. Calculation information provided to the Department of Public Works on the storm water management system for review and approval;
2. Right-of-way permit issued by the Department of Public Works for drive approach and utility connections;
3. Department of Public Works staff will work with developer for final transformer location;
4. Public Safety staff will work with developer on Knox box and FDC locations;
5. Emmet County Building Department staff will work with developer on final fire suppression needs
6. City staff will work with developer on final dumpster enclosure location;
7. Submittal of any proposed site lighting to ensure ordinance compliance;
8. Submittal and review of any proposed site signage to ensure ordinance compliance; and
9. Current visual barrier around site should be maintained, if not than a six foot masonry wall shall be put into place.

Motion carried 7-0.

**Continued Discussion on Possible Ordinance Changes to the
B-3A Resort Commercial District – Additional Story/Height**

Commissioners discussed the overall intent of the district and that limiting a potential hotel to two-stories could be prohibitive. Discussion ensued about why, many years ago, the limit was reduced from four-stories to two-stories. Commissioners agreed that the view from US-31 was not impeded because of the 50 foot front yard setback. Overall, the Commission was receptive to the idea of increasing the height but wanted to make sure concerns of adjacent residential properties were vetted before coming to a final conclusion.

Commissioner Pall made a motion, seconded by Commissioner Fitzgerald, to direct staff to come back with more specific language on the increased height in the B-3A District for further discussion.

Motion carried 7-0.

**Continued Discussion on Possible Ordinance Changes to
B-2 Central Business District - Rooftop Decks**

The Commission discussed overall advantages and disadvantages of this proposal. Allowing rooftop decks could be a way to help diversify business and residential uses downtown. Concerns over character of the downtown's historic nature being lost were discussed. Overall, the Commission was not against the idea of allowing rooftop decks, but wanted more discussion to vet out potential issues as well as look at examples from other communities outside of Harbor Springs. Staff will work with Commissioner Neumann to bring more information to the discussion at a future meeting.

Public Comments

No public comments were received.

Commissioner Comments

Commissioner Willmott shared a condensed version of the Master Plan action items, shared at a previous meeting, that he thought were more pertinent to Planning Commission roles and invited the Commission to do the same in order to use it as a sort of check list for future agenda items. Commissioner Willmott also wanted to make sure that previous agenda items were not lost in the fray if they did not make it to the next meeting agenda.

Commissioner Pall expressed ethical concerns over City Council officials speaking at meetings outside their own board or commission and the potential danger of the perception of speaking for their board/commission or as a citizen. A legal ethical article was referenced that outlined: 1. potentially revealing a biased view, thereby causing their disqualification should the matter at hand subsequently come before council. 2. Interfering with the role of the commission as an independent body. 3. Not acting in accordance with the view of City Council as a whole.

Chairperson Robson expressed some concerns about tightening down additional language for proposed accessory dwelling units.

Updates

Staff informed the Commission that a training, in conjunction with Michigan State Extension and other planning commissions in Emmet County, will take place August 11, 2022 from 7:00 P.M. to 9:00 P.M.

The meeting was then adjourned at 8:07 P.M.

Minutes reviewed by Ted Pall, Vice, Chairperson