



## PLANNING COMMISSION October 20, 2022

A regular Planning Commission meeting was held in the City Council Chambers, Petoskey, Michigan, on Thursday, October 20, 2022. Roll was called at 6:00 P.M. and the following were:

Present: Cynthia Linn Robson, Chairperson  
Betony Braddock  
Doug Buck  
Carolyn Dettmer  
Richard Mooradian  
Rick Neumann  
Charles Willmott

Absent: Ted Pall

Others: Mary Clinton, 1004 Howard Street  
Chip Ironside, Progressive Associates Inc.  
Tim Jarvi, 305 Washington Street  
Emily Meyerson, 520 Cherry Street  
Val Meyerson, 802 Baxter Street  
Jim McLain, 114 Division Street  
Eeva Redmond, Elder Piper Taproom  
Trace Redmond, Elder Piper Taproom

Staff: Zachary Sompels, City Planner

Commissioner Braddock made a motion, seconded by Commissioner Neumann to approve the amended September 15, 2022 minutes. Motion carried 7-0.

### **Case #244-22 – 923 Baxter Street Site Plan Review for Elder Piper Tap Room**

#### **Motion: Carried**

Commissioner Braddock made a motion, seconded by Commissioner Dettmer, to approve Case #244-22 with the following conditions:

1. Right-of-way permit issued by the Department of Public Works for drive approach and utility connections;
2. Department of Public Works staff has requested that the parking lot egress/ ingress match the City standard of 24 feet with eight inches of concrete;
3. The curb cut in front of the building along Baxter Street be narrowed to accommodate the single overhead door with eight inches of concrete;
4. Department of Public Works staff will work with developer for storm and wastewater capacity needs;
5. Department of Public Works staff requires a grease interceptor be installed;
6. Department of Public Works staff will work with developer for final transformer location;
7. Public Safety staff will work with developer on Knox box and FDC locations;
8. The location of the dumpster must be at least 10 feet away from the building;

9. Submittal and review of any proposed site signage to ensure ordinance compliance;
10. Submittal and review of any proposed lighting to ensure ordinance compliance; and
11. The required western six (6) foot wall between the parking lot and the sidewalk need only be the length of the five (5) parking spaces so as to prevent headlights from beaming directly into the residential houses across the street and be made of any quality material with final approval by staff.

### Discussion

Staff presented the project for a micro-brewery which is a permitted use in the B-2 District, which is allowed in the B-3 District, which is allowed in the I-1 District, hence no need for public hearing. Staff made highlights to note in the site plan review standards including the six foot wall, lighting, parking spaces that could be permitted on the street, and the dumpster being away from the building.

Eeva Redmond, Elder Piper Taproom, presented the work experience and goals of the proposed project owners.

Chip Ironside, Progressive Associates, Inc., presented the technical details of the project, including building size and flow, parking and loading flow, exterior aesthetics, and an outdoor patio.

The Planning Commission moved through the list of Site Plan Review Standards discussing if the standards had been met. This involved discussions with both Ironside and Sompels in regard to project specifics included door placement, patio use, potential for rooftop patios, and parking flow.

In depth discussion about the site screen wall included the necessity of making it six feet or not as well as the materials it could be made of besides masonry. It was ultimately agreed upon that the same intent of separating the I-1 District from the RM-2 District could be achieved with a different material wall that would better fit the character of the neighborhood but that the height should still remain. Discussion also included whether the length of the wall should be the length of the parcel. The Commission felt that the goal of separating the uses was achieved by blocking just the spaces while not feeling like a "fortress of cars behind a wall".

Parking discussion included

1. Evening use of the brew pub shared parking with the neighbor complimented the otherwise day time use of the warehouse facility parking
2. This Redevelopment is in a very targeted area and helps promote different kinds of uses in an underutilized area

In depth discussion about the parking requirements included the allocation of waiving up to 20% of on-site parking requirements and the potential for shared parking. It was noted that the memo states 26 parking spots but a count of 25 spots exists. The Planning Commission expressed concerns with parking on street when there is a residential neighborhood so close. The consensus was made to allow for the 20% parking waiver because of the lower traffic volume in the area and the opportunity for patrons to utilize shared parking on the adjacent lot as they are both owned by the applicant and their hours of operation will be offset.

Chair Robson then took public comment before taking a motion.

Mary Clinton, 1004 Howard Street, spoke positively about the project.

Emily Meyerson, 520 Cherry Street, spoke positively about the project.

Val Meyerson, 802 Baxter Street, spoke positively about the project.

Jim McLain, 114 Division Street, spoke positively about the project.

Tim Jarvi, 205 Washington Street, spoke positively about the project.

### **Public Comments**

There were no public comments at this time.

### **Commissioner Comments**

Staff updated the Commission on the request of City Council to reexamine the height in the B3-a District with possible changes, if necessary, to make it happen. Staff asked if there were any strong feelings or information absolutely necessary, that was not provided previously, to make a decision on the topic again or if they wanted to take it up again at all.

Commissioner Buck stated that while he voted for the increase in height, he did not feel comfortable taking on the issue again for fear it would appear undermining to the public that attended that meeting.

Commissioner Willmott and Chair Robson agreed that they would like to examine the issue again while looking at other options that might help mitigate the concerns of the neighbors.

The informal decision of the Commission was to allow City Council to take up the issue. While they were appreciative that council wanted the Commission to air out their concerns again, the best option moving forward was to allow Council to take on this issue themselves as the Commission did not want the perception to the public to be that of disregard.

### **Updates**

Staff gave an update on some of the exhibits that were put on at the recent conference he attended.

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