



PLANNING COMMISSION

April 19, 2023

A regular Planning Commission meeting was held in the City Council Chambers, Petoskey, Michigan, on Wednesday, April 19, 2023. Roll was called at 6:00 P.M. and the following were:

Present: Cynthia Linn Robson, Chairperson
Betony Braddock
Carolyn Dettmer
Matt McSweeney
Rick Neumann
Charles Willmott

Absent: Doug Buck
Richard Mooradian
Ted Pall

Others:

Staff: John Iacoangeli, City Planner
Shane Horn, City Manager
Lisa Denoyer, Administrative Assistant/Zoning Administrator

Upon motion and support, the minutes of the March 16, 2023 regular meeting were approved. Motion carried 6-0.

Upon motion and support, the minutes of the April 5, 2023 special meeting were approved. Motion carried 6-0.

**Introduction of a Rezoning Request from R-2 to I-1 for
Parcel No. 52-19-07-201-059 located on Clarion Avenue**

Staff informed the Commission that the applicant was requesting that Parcel No. 52-19-07-201-059 be rezoned from R-2 Single-family Residential to match the zoning of its parent parcel (52-19-07-201-058), which is zoned I-1 Light Industrial. Both parcels neighbor 1624 Clarion Avenue which is situated to the north. The parcels across the street are also zoned I-1 and the Master Plan classifies the subject area as "Neighborhood Mixed-Use" which recognizes older commercial and former industrial neighborhoods that could be transformed. The owner intends to combine the parcels once rezoning is approved.

Commissioner Neumann commented that he felt the rezoning made sense even with the adjacent R-2 properties and that it was likely the property was originally zoned I-1.

Commissioner Dettmer asked what the intent was for the property to be rezoned and combined.

Brian Hall, owner, stated that he has no future plans for the property and his only intent is to have the property rezoned so that it can be combined with the parent parcel.

Commissioner Braddock made a motion, seconded by Commissioner Willmott, to schedule a public hearing on May 17, 2023, to consider the rezoning of Parcel 52-19-07-201-059 from R-2 Single-family to I-1 Light Industrial. Motion carried 6-0.

Discussion on Short-term Rental Language

Staff explained to the Commission that they were being presented with two different ordinances. The first being a licensing ordinance that would be adopted by City Council and the second an amendment to the zoning ordinance. He informed the Commission that he had spoken with the City Attorney regarding the proposed language before them and he believed it was ready for Planning Commission review and discussion. Of the 33 licensed short-term rentals (STR) within the City, 19 are grandfathered. Action is needed sooner than later and for that reason, staff suggested that a subcommittee be formed to help expedite the process and bring language back to the Planning Commission for approval at their May 17, 2023 meeting. The subcommittee would consist of two or three Planning Commissioners, the Planner and the Zoning Administrator.

Commissioners discussed the proposed cap, whether or not they should be allowed in the residential districts, the negative impact on neighbors, the need to keep the first floor commercial use, concerns with corporations buying up properties and converting them to short-term rentals, the impact on housing costs, parking requirements, use by right or as a special condition use, and a wait list.

Staff informed the Commission that City Council would be the body that would set and regulate a cap on short-term rentals and the proposed parking requirement is based on the required parking for the single-family residential district.

Commissioners agreed that a subcommittee should be created to expedite the review process. Commissioner Neumann, Commissioner Willmott and Chairperson Robson volunteered to be on the subcommittee and will meet with the Planner and Zoning Administrator to review and revise the language based on Commission discussion and will provide updated language at the May 17, 2023 regular meeting.

Public Comments

No comments were received.

Commissioner Comments

Commissioner Willmott asked about the status of the Code Enforcement Officer.

Shane Horn, City Manager, responded that the City had received six applications and were moving forward with three interviews next week.

Staff Updates

Staff informed the Commission that he had spoken with Chairperson Robson about setting three to five priorities for Planning Commission to discuss based on the Master Plan.

City Manager informed the Commission that an ethics ordinance was being reviewed by City Council that would apply to all City staff, elected and appointed officials. Everyone will be required to review and sign an acknowledgement of receipt once the ordinance is adopted.

There being no further business to come before the Planning Commission, the meeting was adjourned at 7:18 P.M.