



## PLANNING COMMISSION

April 5, 2023

A special Planning Commission meeting was held in the City Council Chambers, Petoskey, Michigan, on Wednesday, April 5, 2023. Roll was called at 6:00 P.M. and the following were:

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

Absent: Betony Braddock  
Doug Buck

Others: Sarah Ford, Petoskey-Harbor Springs Area Community Foundation  
Tim Knutsen, Beckett & Raeder, Inc.  
Jane MacKenzie, Northern Homes Community Development Corp.  
Eric Maring, Hooker DeJong Architects and Engineers  
Corey Monroe, Haan Development  
Andrew Schorfhaar, Haan Development

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

### **Site Plan Amendment Approval for the Lofts at Lumber Square, 900 Emmet Street**

Staff gave a review on the history of the site stating that the original site plan approval was granted by the Commission in August 2020. Due to lack of funding and the expiration of the Planning Commission's 2020 approval, the applicant returned to the Planning Commission in April 2022 and was granted conditional approval for a slightly modified plan.

Staff then gave an overview of the proposed site plan changes that included a slight increase in parking, an increase in building square footage, a reduction in landscaping, an increase in impervious surface, modification to the building footprint at the south ends, façade changes, the addition of outdoor seating in the courtyard, modifications to the dumpster area, bike rack relocation, and the replacement of an ADA ramp with stairs to the greenway corridor.

Andrew Schorfhaar, Hann Development, thanked the Commission for scheduling the special meeting as it will help keep this project on schedule to create 60 workforce housing units. He informed the Commission that the project had received preapproval from the MEDC in the fall of 2022 and they are hopeful for fund approval at the MEDC Board meeting in mid-May. They believe the proposed changes are an improvement from the previous submittal and will be delivering a higher quality product. Their goal is for the project to be completed in 2024.

Commissioners asked if the applicant was comfortable with staff's recommendations, where additional bike parking would be placed, and what types of plants would be used in the planting areas.

Mr. Schorfharr responded that they were comfortable with staff's recommendations, two locations had been previously identified for bike racks and it is believed they can meet the requirement of 28 spaces without issue, some of the trees had been removed for snow removal purposes and they believe they are improving the landscaping as it has been increased around the building and planting areas have been added along Fulton Street and the greenway corridor.

Tim Knutsen, Beckett & Raeder, Inc., responded that they would be planting native shrubs, perennials and grasses in the planting areas and while there is no set plan at this time, the plants would have a low profile to maintain the view from first floor windows.

Commissioners expressed concerns with screening of vehicle lights from the house to the south of the property and the need for a loading/unloading zone on Fulton due to the location of the elevator in relation to the parking lot.

Mr. Schorfharr responded that a fence had already been installed around the property to the south.

Commissioners discussed the façade changes, materials used to break up the wall area, removal of balconies, need to screen rooftop units, variation in window styles, heating and cooling units and external venting.

While some Commissioners were not happy with the façade changes, others approved of it. After much discussion the Commission suggested that the applicant consider adding roof awnings along the exterior facades to add some dimension, consistency in window style, and an increase in the height of the parapet to help screen rooftop units.

Commissioners then asked why the ADA ramp to the greenway corridor had been changed to stairs and if the courtyard area was paved with brick.

Mr. Schorfharr responded that the ramp was replaced with stairs due to the grade being greater than anticipated and the courtyard area would likely be stamped concrete or something better.

At this time, Commissioner Neumann made a motion, seconded by Commissioner Dettmer, that based upon review of the Grading, Drainage, and Utility Plan (C1) dated March 21, 2023, the Landscape Plan (L1) dated March 22, 2023, Site Photometric Plan (E1.1) dated March 20, 2023, Overall Floor Plans (A0.1, A0.2, A0.3) dated March 21, 2023, Overall Roof Plan (A0.4) dated March 21, 2023 and Exterior Elevations (A4.1, A4.2) dated March 21, 2023, the requirements of Section 1716(3) site plan standards and requirements of the B-2B District Section 3003(a)(1) and (2) can be met with following conditions:

1. Additional screening added along the west and south property lines and three street trees planted along the north property line. A revised landscape plan shall be submitted for staff review and approval;
2. Submittal of a lighting plan for staff review and approval prior to installation;
3. A minimum of 28 bike parking spaces;
4. Submittal of any signage for staff review and approval;
5. Review and approval of the storm water management system by the Department of Public Works;
6. Right-of-way permits issued by the Department of Public Works for curb cut relocations and removals, sidewalks and hydrant location;
7. Utility connections shall be coordinated with the Department of Public Works;
8. Final plans are to be approved by the City and signed by the Chairperson and applicant;
9. All existing sidewalks damaged by construction be replaced;

10. The addition of a loading/unloading zone on Fulton Street be discussed with City staff;
11. Screening of rooftop units; and
12. All proposed façade changes to come back before the Planning Commission for review and approval at a future date.

Motion carried 7-0.

Chairperson Robson asked for public comment and no public comments were received.

#### **Staff Update**

Staff informed the Commission that they will be hearing a request for a hotel/short term rental at 314 West Mitchell Street and a rezoning request for a parcel on Clarion Avenue at their regular April 19, 2023 meeting.

City Manager Horn informed the Commission that as of April 3<sup>rd</sup>, Lisa Denoyer is now the full-time Zoning Administrator for the City and will be handling all of the day to day operations of the Office of City Planner and working closely with the Planning Consultant. He also stated that he will continue to evaluate the City Planner position to determine the best way to move forward.

There being no further business to come before the Planning Commission, the meeting was adjourned at 7:46 P.M.