



PLANNING COMMISSION

January 19, 2023

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

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

Absent: Betony Braddock

Others: Matthew Fettig, 900 Michigan Street  
Andrea Jacobs, Housing North  
Doug Mansfield, Mansfield Land Use Consultants  
Kate Marshall, 1015 E. Mitchell Street  
Rochelle Martinez, 1105 Priebe Avenue  
Albert Moss, 510 Hillcrest Avenue  
Carl Redder, 1108 Priebe Avenue  
Don Verkerke, 1104 Priebe Avenue  
Karen Verkerke, 1104 Priebe Avenue

Staff: Zach Sompels, City Planner  
Shane Horn, City Manager

Upon motion and support, the minutes of the December 13, 2022 special joint meeting were approved with changes. Motion carried 8-0. Upon motion and support, the minutes of the December 15, 2022 regular meeting were approved with changes. Motion carried 8-0

**Housing North Presentation**

Andrea Jacobs, Housing Ready Program Director, gave a brief presentation on the area's housing needs and the efforts she has put forth over the last year to try and mitigate them.

The Commission asked Jacobs various questions on her efforts in Petoskey.

**Project Introduction for  
Michigan Maple Block, 1420 Standish Avenue**

Doug Mansfield of Mansfield Land Use Consultants and representative of the project gave an overview of the project as it stands now noting that it was still fluid as costs are being calculated.

The Commission gave their favorable feedback on the initial project and asked questions that included:

- Environmental impacts (kept housing away from northern gas tanks)
- Reasoning behind layout of playground (noise level away from residential uses)
- Parking – total numbers (met or exceeded the standards. Inclusion of EV charging stations)
- Walking path connections and bike path connections (keeping pedestrians away from parking lot/utilizing the entire site)
- Whether first floor parking was necessary (developer said it was necessary)
- Pricing of units (goal for workforce housing 80-120%)
- Dog park scale and use (planned use for residents)
- Variety and type of housing (1, 2, & 3 unit apartments with possible townhouses as well)
- Recommended utilization of river location (possible dock/river view for residents/work with Tip of Mit on feasibility)
- Community garden possibility (developer expressed concerns)
- Potential/feasibility of an additional story (potential of different heights and sight lines)

#### **Discussion of Proposed Text Amendments to Condense Zoning Districts (RM-1 and RM-2)**

**Action Taken:** Commissioner Neumann made a motion, seconded by Commissioner Mooradian, to have staff prepare the finalized version of text discussed and present them at the next meeting. Motion passed 8-0.

**Discussion:** The Commission went through the agenda memo, making alterations to be more specific in the intent portion as well as condensing some of the repetitive Special Conditions Uses.

The Commission went through each of the setbacks along the proposed district areas and discussed. Setbacks were ultimately left as presented with possible further discussion in the future.

#### **Discussion of Proposed Text Amendments to Condense Zoning Districts (B-1, B-2a, B-2b, and OS)**

**Action Taken:** Commissioner Willmott made a motion, seconded by Commissioner McSweeney, to have staff combine language and uses of the zones and present them at the next meeting. Motion passed 8-0.

**Discussion:** The Commission went through the agenda memo, examining which uses would be acceptable. Concern about the Warehouse use arose but Special Conditions can address the concerns.

The Commission went through each of the setbacks along the proposed district areas and discussed. Setbacks were ultimately left as presented with possible further discussion in the future.

#### **Zoning Ordinance Amendments for Height Allowance in the B-3a Zoning District**

**Action Taken:** Commissioner Willmott made a motion, seconded by Commissioner Neumann, to put the potential height change in the B-3a District back on the agenda at a future meeting for further discussion with additional information provided by staff. Motion passed 8-0.

**Discussion:** Commissioners weighed the options of a potential height increase in the B-3a District. The Commission concluded that a decision must be fact based and the following information will be needed:

- Building heights for the district;
- Building heights for the surrounding areas;
- Existing setbacks for the district and the surrounding areas;
- PUD requirements in place on the condos on the west side of Spring Street;
- A GIS property map with a zoning district overlay;
- Potential light and noise mitigation techniques; and
- A graphic showing heights of structures measured from the road and against the structure.

**Pease note: Commissioner Pall’s addendum for the B3a Height Discussion from the December 15 meeting date was chosen to be added to the January 19<sup>th</sup> minutes that can be reviewed on the next page.**

The public then provided comment on the proposed B3a height change and discussed their concerns about the height effecting the view and the increase in nuisances:

Albert Moss, 510 Hillcrest Avenue: Karen Verkerke, 1104 Priebe Avenue: Rochelle Martinez, 1105 Priebe Avenue: Don Verkerke, 1104 Priebe Avenue: Carl Redder, 1108 Priebe Avenue

### **Public Comments**

Kate Marshall, 1015 E. Mitchell Street, spoke on the minutes and wanted to confirm that Commissioner Pall’s statement would be included.

Matthew Fettig, 900 Michigan Street, spoke in favor on the proposed combined zones.

### **Commissioner Comments**

Commissioner Willmott thanked the public for their comments and patience. He then updated the Commission on his experience with the current housing training webinar.

Commissioner Pall spoke about his experience with the housing training webinar and stated that Petoskey has already addressed many of the recommendations presented in the webinar.

Commissioner Neumann asked about the possibility of adding an “adoption of agenda” portion to the agenda.

### **Updates**

Staff gave updates on the ongoing short term rental ordinance, sign ordinance, and a housing training webinar that could be hosted at City Hall, if requested.

The meeting was then adjourned at 9:45 P.M.

Attached to these minutes are the supplemental notes provided by Commissioner Pall.

Addendum to the December 15, 2022 PC minutes from Commissioner Pall:

Discussion: Commissioner Pall ... stated that he did not feel that the City Council had enough information on the Planning Commission action to not increase the height in the B3-A zoning district and restated those reasons.

That while the Master Plan encourages and supports economic development, it states that development is supported that protects, enhances, and keeps relevant natural, historic, social, and cultural resources.

That the Master Plan states that there is no question that the topography of the city and surrounding areas provide views of Little Traverse Bay that create an important community resource.

That Master Plan goals in "Neighborhoods for All" state that high quality safe residential neighborhoods are to be preserved.

That the Planning Commission received numerous concerns from residents about increasing height in this district that not only cited concern with loss of views of the bay, but also traffic, noise, light, and trash pollution from existing hotels which would be worsened with height increases allowing more rooms.

That this district is not just for hotels, and it already does have several hotels.

That hotel occupancy appears at capacity only in the peak summer season where, as a city, we are already at capacity with visitors. Some examples include the traffic, inability to get into a restaurant, and the extreme shortage of hospitality workers.

That in the Master Plan outreach for public perception nowhere was it stated that we had a great town except for one thing: we just need more people here in the summer.

When considering the possibility of adding some additional hotel rooms to be used in the summer, the negative consequences for view sheds and neighborhoods outweighed increasing height in the B3-A district.