



PLANNING COMMISSION

June 21, 2023

A regular Planning Commission meeting was held in the City Council Chambers, Petoskey, Michigan, on Wednesday, June 21, 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: Gary Albert, Ruff Life Pet Outfitters, 309 Howard Street
Christopher Carey, 414 Waukazoo Avenue
Mac McClelland, Mac Consulting Service
Wayne Seger, Mansfield Land Use Consultants
Jeff Smoke, Great Lakes Capital
Chris Wickline, JB Donaldson Company

Staff: John Iacoangeli, City Planning Consultant
Lisa Denoyer, Zoning Administrator

Upon motion and support, the minutes of the May 17, 2023 regular meeting were approved. Motion carried 8-0.

Consider a Proposed Sign Ordinance Amendment

John Iacoangeli, City Planning Consultant, informed the Commission that the Zoning Administrator had been presented with a sign application several months ago from the owner of Ruff Life Pet Outfitters at 309 Howard Street. The sign request included the placement of a projecting nameplate sign along the pedestrian promenade of Pennsylvania Park which was not approved. The nameplate sign was not approved along the pedestrian promenade side of the building because each ground floor business is only allowed one projecting nameplate sign and the owner elected to install it on the street fronting side of his business.

The Pennsylvania Park promenade is a unique feature to downtown Petoskey which is rarely found in downtowns. The character of this district is enhanced by the scale of the adjacent buildings and its frontage on a park. Currently, wall signs are used by the various building owners which are parallel to the park and not perpendicular to the sidewalk which is odd for a pedestrian walkway. The only projecting sign on the walkway is the Petoskey Downtown Offices.

Mr. Iacoangeli then recommended that the Commission consider making a minor change to the sign ordinance that would allow one additional projecting nameplate sign for the businesses between Bay and Mitchell Streets that abut the park.

Commissioner Neumann commented that he remembered when projecting nameplate signs were added to the ordinance. The thought was based on the storefront and being that the storefronts abutting the park have two storefronts, he believed it made sense to allow a second sign.

Chairperson Robson reviewed the height and dimension requirements for projecting nameplate signs per the sign ordinance.

Gary Albert, Ruff Life Outfitter, 309 Howard Street, stated that he felt the amendment would be a positive move with the upcoming improvements to Pennsylvania Park and increased pedestrian access.

Commissioner Neumann made a motion, seconded by Commission Buck, to schedule a public hearing to amend the sign ordinance. Motion carried 8-0.

Consider a Final PUD Approval for the Michigan Maple Block Project, 1420 Standish Avenue

John Iacoangeli, City Planning Consultant, reviewed a flow chart that he had provided the Commission outlining the procedural process for Planned Unit Developments (PUD) and the proposed conditions of approval.

Commissioner Pall voiced concerns with the process as he believed site plan approval was part of a final PUD approval, not a separate approval. Commissioner Pall then read from Section 2504(6) of the Zoning Ordinance. "Review of a final PUD rezoning site plan for decision. The Planning Commission, upon a thorough review of the final PUD rezoning site plan and all essential supporting documentation, shall act to recommend approval, conditional approval, or rejection of the final plan."

Mr. Iacoangeli explained that a PUD rezoning is based on the use and the Planning Commission would complete a site plan review following a final PUD rezoning approval from City Council. Commissioner Pall respectfully disagreed with the process and stated that a previous PUD approval included a site plan approval.

Jeff Smoke, Great Lakes Capital, commented that the property is a priority redevelopment site and the proposal is for a 204 unit workforce/market rate multiple family housing development. Construction is planned to begin in the fall of 2023, with the first building being completed in 11 to 12 months.

Wayne Seger, Mansfield Land Use Consultants, commented that they are looking for a final PUD rezoning from the Planning Commission so they can go before City Council for their approval. He also stated that he did not see any issues with the proposed conditions of approval and felt they could all be met.

Chris Wickline, JB Donaldson Company, commented that the recycling and refuse containers would be located in an enclosure or inside on the north end of the property and asked the Commission for feedback.

Commissioners asked if there was more information on soil contamination on the site, the compactor would be large enough for 200 units, and if rental rates would be based on unit location/view, and commented on the importance of a larger greenspace to differentiate between the residential area and the commercial area and recommended that water service be extended to the recycling/refuse location.

Mac McClelland provided Commissioners with a sheet titled "Figure 5: Phase II Environmental Site Assessment Results/ Developmental Plan Overlay" that contained results of contamination found in soil borings at the site. He responded that there were a number of issues across the site, to the point where it ticked all of the Brownfield boxes.

Mr. Wickline responded that they would be working with GFL to ensure the size of the recycling bin and compactor would be appropriate for the number of units. There will likely be a 20-yard recycling bin and a 40-yard compactor that would be collected each week. Rental rates would be based on the type of unit, not the location/view.

At this time the meeting was opened for public comments. No public comments were received.

Chairperson Robson commented that David Trautman had submitted drawings and suggestions to the Commission depicting how the property could be laid out to take advantage of the river view.

Some Commissioners commented that they were not happy with the façade and mixture of materials, while others expressed that they liked how the façade broke up the building walls to appear as smaller units of a large building and the mixture of materials. Commissioners expressed a desire for renderings that accurately depict the buildings size, scale and dimension, a view from a pedestrian angle, not a wide angle view and asked if there would be pedestrian access to the river.

Mr. Wickline responded that there would be a walking trail along the river, however, no river access was proposed due to environmental concerns.

Commissioner Willmott made a motion, seconded by Commission McSweeney, that based on documentation submitted by the applicant, the public record and the recognition that the subject property is identified as a priority redevelopment site in the Livable Petoskey Master Plan, the Planning Commission recommend approval of PUD Case #1-23 to rezone the property at 1420 Standish Avenue, property ID# 52-19-07-200-012, to PUD to accommodate a residential apartment complex with a commercial out lot pursuant to Article 25 of the City of Petoskey Zoning Ordinance to City Council with the following conditions:

1. The plan should include a separate sheet that highlights all areas within the development that are considered "common open space";
2. Increase sidewalk width to at least six-feet to accommodate vehicle overhang and ADA accessibility;
3. Indicate on Grading Plan the final contours in a dark line weight with elevations;
4. The planned direction of surface drainage should be noted on the plan with arrows indicating the flow direction;
5. Indicate how house waste and recycling will be managed, and if the site needs enclosed dumpsters;
6. Reserve approval of the photometric plan to verify photometric and lighting standards relative to Dark Sky Standards; and
7. Subject to City Council approval to rezone the property as a PUD, the applicant shall submit a site plan pursuant to the requirements of Section 1716.

Motion carried 8-0.

Public Hearing on Short-term Rental Ordinance Language

John Iacoangeli, City Planning Consultant, explained to the Commission that staff had met with the City Attorney and made a minor change to the definition for hotel and added a definition for motel. The reason for these changes was to address the Commission's concerns with how the short-term

rental ordinance would impact the property at 414 Waukazoo Avenue. By adding the definition of motel to the ordinance, it would allow the property to be classified as such and the four short-term rental licenses for that location would then become available.

Commissioners discussed if a motel could be considered a portion of a building or if it would be required to occupy the entire building, the licensing process for hotel/motel, the possibility of buildings in the B-2 Central Business District being converted into a hotel/motel, adding verbiage that would require the entire building to be a motel, and asked if a grace period to apply for the current license would be offered to individuals purchasing an existing short-term rental property.

Staff made changes to the definition of motel to indicate it must occupy the entire building and responded that hotels/motels are currently allowed in the B-2 Central Business District and that the City Attorney had advised against allowing a grace period for individuals purchasing an existing short-term rental property.

The public hearing was opened at 7:32 P.M.

Christopher Carey, 414 Waukazoo Avenue, commented that in two years they had over 750 bookings at 414 Waukazoo Avenue and that people love staying in the central business district and they love being able to walk to restaurants, shops, etc. He then expressed his appreciation to the Commission for their time and consideration.

There being no further public comments, the public hearing was closed at 7:33 P.M.

Commissioner Neumann made a motion, seconded by Commissioner Pall, that the Planning Commission recommend the proposed ordinance to City Council for review, consideration and enactment. Motion carried 8-0.

Public Comment

No public comments were received.

Commissioner Comments

Commissioner Neumann asked if there was a reason why new business was on the agenda before old business as he felt that it should be the other way around.

Mr. Iacoangeli responded that the correct order of the agenda would be public hearings first, old business second and new business third.

Staff Updates

Mr. Iacoangeli informed the Commission that the first Rental Inspection Committee meeting would be held at 1:30 P.M., June 19, 2023 and binders for the Zoning Ordinance subcommittee would be issued after the City applies to MEDC for funding in early October.

Commissioner Willmott asked when the Commission's recommendation on the Short-term Rental Cap would go before City Council. Mr. Iacoangeli responded that City Council would have their first reading on Monday, June 26, 2023.

Commissioner Willmott then asked if it was possible to receive a report from the Code Enforcement Officer so the Commission would be aware of what issues were being addressed. Ms. Denoyer responded that she would make the request on behalf of the Commission.

There being no further business to come before the Planning Commission, the meeting was adjourned at 7:40 P.M.