



## PLANNING COMMISSION

March 16, 2023

A regular Planning Commission meeting was held in the City Council Chambers, Petoskey, Michigan, on Thursday, March 16, 2023. Roll was called at 6:00 P.M. and the following were:

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

Absent: Carolyn Dettmer

Others: Doug Mansfield, Mansfield Land Use Consultants

Staff: Shane Horn, City Manager  
Lisa Denoyer, Administrative Assistant

Chairperson Robson informed the Commission that the agenda had been amended and needed to be approved prior the start of the meeting.

Commissioner Neumann made a motion, seconded by Commissioner Pall, to approve the amended agenda as presented. Motion carried 8-0.

Upon motion and support, the minutes of the February 16, 2023 regular meeting were approved. Motion carried 8-0.

Upon motion and support, the minutes of the March 1, 2023 special meeting were approved. Motion carried 8-0.

### **Bylaw Amendment**

City Manager Horn asked the Commission to consider rescheduling their regular monthly meeting to 6:00 P.M. on the third Wednesday of each month. This change would require an amendment to the bylaws and approval of an amended annual meeting schedule.

Commissioner Pall made a motion, seconded by Commissioner Willmott, to amend the bylaws from meeting at 6:00 P.M. on the third Thursday of each month to 6:00 P.M. on the third Wednesday of each month. Motion carried 8-0.

Commissioner Pall made a motion, seconded by Commissioner Willmott, to approve the amended annual meeting schedule as presented. Motion carried 8-0.

**Public Hearing for a Preliminary PUD Rezoning  
Request at 1420 Standish Avenue**

Chairperson Robson read aloud Section 2504(2)(b):

*The letter of request and the necessary graphic and written documentation shall be filed 30 days prior to the date of a planning commission public hearing scheduled for consideration of PUD rezoning.*

Being this requirement has been met, she recommended that the Commission consider using the same language of approval as stated at the February 16, 2023 meeting.

City Manager Horn informed the Commission that a letter dated March 9, 2023 had been included in their packet and addressed some of the comments received at the February 16, 2023 meeting.

Doug Mansfield, Mansfield Land Use Consultants, informed the Commission that the existing structure on the 11 acre parcel, formerly known as Michigan Maple Block, would be demolished and rebuilt into a mixed-use site with approximately 200 multiple-family units and a commercial space. Utilities, traffic circulation and fire regulations have all been vetted by the City's corresponding departments and a few changes had been made since the Commission last met, which include the removal of first floor parking, increased on-site parking, and the removal of the basketball court. A dog park or pickleball court had been suggested in place of the basketball court as they are not as popular as they once were. No changes were made to impervious surfaces, drainage, or setbacks. Mr. Mansfield then informed the Commission that they were continuing to work on the architectural aspects of the buildings and considering a more urban design with the possibility of garages or carports, pocket parks throughout the site, a circular walking trail and a bike plan.

Chairperson Robson asked for building heights.

Mr. Mansfield responded that they would be three-story buildings with 10-foot ceilings and he believes they could potentially stay below the 37-foot height maximum.

Commissioner Pall thanked Mr. Mansfield for his presentation and asked if the first floor parking had been removed. He then questioned whether the number of proposed units would not be feasible under any current zoning district and asked if a PUD rezoning was not granted and the property were zoned RM-2, if there would be more buildings on the site.

Mr. Mansfield responded that the first floor parking had been removed and calculations from the management company came back based on the number of bedrooms rather than the number of units, so they adjusted the numbers to fit the site. They would still like to request a preliminary PUD rezoning as it allows for more flexibility with setbacks and the distance between buildings and without the PUD rezoning it would be difficult to meet fire code requirements for this project.

Commissioner Willmott asked for clarification that the four-story buildings on the submitted drawings would now be three-stories due to the removal of the first floor parking.

Mr. Mansfield responded that he was correct.

Commissioner Neumann asked why the first floor parking had been removed and how the residential units had been changed.

Mr. Mansfield responded that they believed the soils were distributed evenly throughout the site and would qualify for Brownfield incentives for first floor parking. Boring samples showed hidden pockets of sawdust that ran deep into areas of the property which creates a structural load bearing issue and therefore the first floor parking was removed. All of the three bedroom units have been removed and one and two bedroom units are being proposed at a ratio of 70:30, or possibly 75:25.

Chairperson Robson asked if they would offer any studio units, carports/garages and if bicycle parking would be available.

Mr. Mansfield responded that they would not offer studio units due to the large turnover of tenants for that size unit, carports/garages would be made available where possible and they have considered closet storage and outdoor covered hard racks that would allow tenants to hang their bicycle rather than parking it in a bicycle rack.

Chairperson Robson then asked if the units would be rented and if they would all be affordable housing with rates between 80-120% AMI.

Mr. Mansfield responded that they would be rented and discussions have occurred regarding affordable housing but he could not promise the unit prices would be based on a certain financial window.

Chairperson Robson asked Mr. Mansfield if he could guarantee that there would be some affordable housing units available and commented that it was her feeling that the Commission would like to see the PUD rezoning happen and include affordable housing. She then asked how long affordable housing would last and what would happen if the property were sold.

Mr. Mansfield responded that it would depend on the PILOT with the City. Michigan State Housing Development Authority (MSHDA) is 15 years and there could be another 20 years or so but has to be met under those conditions. He then responded that their request is a special use permit which runs with the land, not the owner.

Chairperson Robson responded that it would be the Planning Commissions responsibility to pay attention to whether or not MSHDA would allow the funding and it would be up to City Council to make sure of the amount of time that is approved.

Andrea Jacobs, Housing North, messaged in the Zoom chat that there was an application into MEDC right now for about 50% of units <120% AMI for access to Missing Middle Funding.

At 6:34 P.M. the meeting was opened for public comment.

Chairperson Robson informed the Commission that most of the letters in their packet had been provided at the February 16 meeting showing support for the project and additional letters of support had been received from Haggard's Plumbing and Heating, Emily Meyerson, Eeva Redmond and Carolyn Ulstad with Groundwork. Comments were received from Ms. Ulstad regarding community benefits, a certain number of units with rent set between 80-120% AMI, sheltered bike storage, implementing solar, electrical appliances, electric readiness practices and reducing turf grass and using more native plants.

Mr. Mansfield responded that his company has a good history with solar, timing has to be right with federal subsidies to make it work in Northern Michigan and he would ask about the possibility of electric appliances. He also stated that they are planning to reduce turf grass and use more native plants on the site.

Commissioner Neumann commented that heating would be a big part of the cost and asked if an HVAC system would be installed per unit or if each building would have a central heating system. He then asked where the condensing units would be placed.

Mr. Mansfield responded that each unit would have its own system as they have found that central air is not as efficient in these large buildings and when a system goes down the entire building is without heat or air, not just one unit. Condensing units would be placed on the roof.

Commissioner Pall asked if the hallways would be air conditioned and Mr. Mansfield responded that the units would have their own private entrance.

Commissioner Willmott asked if there would be a private entrance from a breezeway and Mr. Mansfield responded that each breezeway would accommodate four unit entrances.

Commissioner Pall commented that it is often believed that common hallways would be more prevalent in affordable housing rather than private entrances.

Mr. Mansfield responded that common hallways provide more density, however security seems to be a greater concern for residents and that is why they have created private entrances.

There being no public comments, the public hearing was closed at 6:40 P.M.

Chairperson Robson commented that she had concerns with the height of the structures as it had been suggested that the request may be for five-story buildings and per the ordinance would require graphic details on how the height impacts the surrounding area and would require an on-site example of height. She feared these requirements would create more cost and potential delays in moving forward with the project. She then stated that she was very happy to hear the buildings are being proposed as three-stories, 37-feet.

Commissioner Pall commented that he did not recall the exact wording of the ordinance but he believed graphic illustrations were required as a standard of approval.

Chairperson Robson responded that it was not required for buildings three-stories or less. [Correction: graphic illustrations are required for structures greater than two stories or 30 ft.] She then recommended that the Commission consider repeating the motion from the February 16, 2023 meeting that includes the condition that Section 2503(4)(a) through (n) be met.

At this time, Commissioner Willmott made a motion, seconded by Commissioner Pall, to approve the preliminary PUD rezoning request for 1420 Standish Avenue with the condition that the following standards of Section 2503(4) be met:

- a. Land use type, mix, locations. The proposed locations and mix of land uses within the PUD shall be compatible with surrounding land uses and zoning so as to have minimal adverse impacts on surrounding uses or potential uses, while also enhancing those nearby land uses. The land uses shall be appropriate for the physical characteristics of the site; such as soil conditions, topography, etc. Existing or planned public facilities such as streets, sanitary sewers, storm sewers, and similar facilities shall be adequate for the proposed land use mix.
- b. Setbacks, greenbelts, and buffers. Exterior setbacks shall be provided for any type of use mix or physical development. Where proposed uses differ in type and density from neighboring uses outside the PUD, adequate greenbelts and landscaping buffers shall be provided. Greenbelts fronting on major streets shall be encouraged for commercial developments to reduce or mitigate visual impacts of such development.
- c. Internal land use arrangement. Land uses within the PUD shall be arranged for compatibility with one another, and for adequate buffering between uses where such uses vary in type and density.
- d. Site utilities, easements, facilities. Common properties and easements shall be provided such that streets, utilities and open spaces are accessible to occupants of the PUD site. Agreements and written provisions shall be provided to the city demonstrating that these facilities will be improved, operated and maintained in a manner consistent with other PUD approval standards and with site plan standards such that owners or occupants of the PUD

property may continue to enjoy site facilities and amenities upon completion of the project and into the future.

- e. Traffic circulation. Vehicular, pedestrian, and nonmotorized circulation allowing safe, convenient and well-defined circulation within the site and to the site shall be provided. Particular consideration will be given to plans using service drives or shared ingress and egress approaches that reduce the total number of accessways on the site.
- f. Off-street parking. Off-street parking shall be provided sufficient to meet minimum requirements by land use type as required in Section 1704 of the Zoning Ordinance No. 451 of the City of Petoskey. Upon recommendation of the planning commission, the city council may require additional or reduced parking where a particular use or use mix is expected to generate greater or lesser parking needs.
- g. Public streets and facilities. Any streets that are to be dedicated to the city upon completion of the project shall meet the minimum requirements of the Petoskey Subdivision Regulations. Utilities and streets proposed for dedication as city facilities shall meet construction requirements and specifications as established by the city.
- h. Drainage plans. A drainage plan shall be provided showing adequate underground drainage facilities and/or above-ground retention facilities for a fifty-year storm event performance standard.
- i. Consolidated open space. Consolidated open space shall be provided and commonly accessible for any planned unit development. In determination of the amount of such open space to be provided, the planning commission shall consider the natural features of the site, the estimated number of residents in the planned unit development, the estimated number of employees in the planned unit development, and other factors relevant to the need for open space.
- j. Special features. Natural, historical, scenic and architectural features of the property in the district shall be preserved, protected, created or enhanced whenever possible.
- k. Building height, bulk and character. The planning commission shall review and approve proposed height, bulk, and visual character of any and all structures and buildings for the PUD project. Height, bulk and character of structures may be reviewed with regard to scenic views, and in consideration of the relationship of proposed structures to existing or proposed structures on site, or within 300 feet off-site of the planned unit development property(s). Wherever a structure is proposed that will be greater than two stories or 30 feet, graphic illustrations of the visual impacts of such a structure from off-site locations shall be provided at accurate scale and dimension by the developer.
- l. Dwelling unit density. The planning commission shall review and approve final dwelling unit density for residential developments in the planned unit development. The density standards shall be based upon consideration of: existing or proposed density of surrounding residential properties; availability of planned open space on the PUD property; capacity of city utilities, streets and other such facilities; relationship to other planned nonresidential land uses on the site or in the vicinity of the PUD property; overall density standards for residential development in the City of Petoskey.
- m. Accessory structures. Accessory structures related to the proposed PUD land uses shall be permitted as provided in Section 1703 of the Petoskey Zoning Ordinance and only in compliance with provisions of this article.
- n. Signs. All signs shall meet the provisions of the Petoskey Sign Ordinance No. 550 and shall meet the provisions of this article.

Motion carried 8-0.

**Public Comments**

No comments were received.

**Commissioner Comments**

No comments were received.

**Staff Updates**

City Manager Horn informed the Commission that he had received a request from Haan Development for a special meeting the week of March 27, 2023 to consider site plan amendments for the Lofts at Lumber Square, 900 Emmet Street.

Commissioners discussed potential conflicts and asked staff to inquire about the possibility of an April 5, 2023 special meeting in hopes that more members could be present.

There being no further business to come before the Planning Commission, the meeting was adjourned at 6:52 P.M.